APPENDIX C.1 HISTORIC RESOURCES REPORT

1100 E. 5th Street

Los Angeles, California



Historical Resource Technical Report

Prepared by:





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EXECUTIVE SUMMARY

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

The Project involves two contiguous parcels bounded by E. 5th Street to the north, S. Colyton Street to the east, S. Seaton Street to the west, and one parcel, 536 S. Seaton Street, to the south. The Project site is comprised of three buildings, 1100 E. 5th Street, 516 S. Seaton Street, and 528 S. Seaton Street, and a surface parking lot. The Project includes demolishing the three existing buildings and constructing a 110-foot, eight-story mixed-use building.

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as appropriate. As the Project involves new construction, GPA established a study area to account for impacts on historical resources identified in the vicinity. The study area includes the Project site and the parcels immediately adjacent to or opposite from the Project site. Parcels beyond this study area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting.

The three existing buildings on the Project site are not potential historical resources due to a lack of age and architectural character – in addition to the fact that they are not currently listed under national, state, or local landmark or historic district programs and are not included as significant in any historic resource surveys of the Central City North Community Plan Area. SurveyLA, the citywide historical resources survey of Los Angeles, identified the Project site as just outside of the boundaries of the potential Downtown Los Angeles Industrial Historic District (Historic District). There are contributing buildings to the north, south, and east of the Project site, but only one contributing building is located within the study area.

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

The indirect impacts the Project could have on the identified historical resource in the study area were also analyzed. It was concluded that the Project would have a less than significant impact on the historical resource, namely the Historic District. The new building would introduce a new visual element to the vicinity of the historical resource; however, the Project would not result in a substantial adverse change to the immediate surroundings of the historical resource to the degree that it would no longer be eligible for listing under national, state, or local historic district programs. The Historic District would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation measures are required or recommended.



1. INTRODUCTION

1.1 Purpose and Qualifications

The purpose of this report is to analyze whether or not a proposed development project (the Project) would impact historical resources. The Project involves two contiguous parcels bounded by E. 5th Street to the north, S. Colyton Street to the east, S. Seaton Street to the west, and one parcel, 536 S. Seaton Street, to the south (see Figure 1). The Project site is located in the Central City North Community Plan Area, and is comprised of three buildings, 1100 E. 5th Street, 516 S. Seaton Street, and 528 S. Seaton Street, and a surface parking lot. The Project would involve the demolition of the three existing buildings and the construction of an eight-story mixed-use building.



Figure 1: Location of Project site

GPA Consulting (GPA) was retained to identify historical resources on and in the vicinity of the Project site, to assess any potential impacts the Project may have on the identified historical resources, and to recommend mitigation measures, as warranted, for compliance with CEQA. Emily Rinaldi and Audrey von Ahrens were responsible for the preparation of this report. They fulfill the qualifications for historic preservation professionals outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are attached in Appendix A.



1.2 Methodology

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

1. Conducted a field inspection of the Project site and vicinity to determine the scope of the study. As the Project involves new construction, the study area was identified as the Project site and parcels immediately adjacent to or opposite from the Project site (see Figure 2). The study area includes 15 parcels including the 2 parcels that comprise the Project site. Some parcels are developed with one or more buildings or structures while others remain vacant or undeveloped. The study area boundary follows the outermost boundaries of the adjacent parcels to the north, south, east, and west.

This study area was established to account for impacts on historical resources in the vicinity. Parcels beyond this study area were not included because the Project would have no potential to directly or indirectly impact the buildings on these distant parcels or their surrounding setting. This is because the buildings and streets immediately surrounding the Project site create a geographic and visual separation between the parcels beyond the study area and the Project site. The Project site therefore cannot be reasonably considered part of the environmental setting of historical resources beyond the study area due to this intervening space.

2. Requested a records search from the South Central Coastal Information Center to determine whether or not the Project site contains any properties that are currently listed as landmarks under national, state, or local programs and whether or not any properties have been previously identified or evaluated as historical resources. This involved a review of the California Historical Resources Inventory System (CHRIS), which includes data on properties listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Registered Historical Landmarks, Points of Historical Interest, as well as properties that have been evaluated in historic resources surveys and other planning activities.

This research revealed that while there are no buildings on the Project site included in CHRIS, one archeological resource, a segment of the Zanja Madre (1884-1888), could potentially have been located on or adjacent to the Project site. Although archaeological sites may be considered historical resources if they are listed or eligible for listing in the California Register of Historical Resources, this report was limited to historical resources that are part of the built environment.

3. Consulted the SurveyLA findings for the Central City North Community Plan Area to determine if any of the buildings or parcels within the study area were identified as potential historical resources. Although the Project site is not within the boundaries, a portion of the study area was identified as being within the boundaries of the Downtown Los Angeles Industrial Historic District (Historic District). SurveyLA identified the Historic District as appearing eligible for listing in the National Register of Historic Places and California Register of Historical Resources as well as for local designation. Of the 15 parcels in the study area, three are located within the boundary of the Historic District (see Figure 2). SurveyLA identified one building as contributing to the significance of the



Historic District and the other two buildings as non-contributing. A description of these three buildings and their evaluations can be found in Section 3.2.

The three existing buildings on the two parcels that comprise the Project site and the other ten parcels in the study area located outside the boundary of the Historic District were excluded from further analysis as potential historical resources. Based upon GPA's field inspection and research, they do not meet the eligibility standards for the Early Industrial Development Theme formulated for the Los Angeles Citywide Historic Context Statement due to a lack of age, architectural character, and/or physical integrity (see Table 2 in Section 3.1, Description of Project Site and Study Area). None are currently listed under national, state, or local landmark or historic district programs and are not included as significant in any historic resource surveys of the area, including SurveyLA.

The addresses associated with the contributing building, the non-contributing buildings, the three existing buildings on the Project site, and the other buildings and vacant parcels in the study area located outside the boundary of the Historic District are listed in Table 1 below.

Table 1: Parcels in Study Area						
	APN	ADDRESS	YEAR BUILT	PROJECT SITE	HISTORIC DISTRICT STATUS	
1	5163-022-023	1100 E. 5 th Street	1930	Yes	N/A	
2	5163-022-023	516 S. Seaton Street	1927	Yes	N/A	
3	5163-024-014	528 S. Seaton Street	1985	Yes	N/A	
4	5163-024-011	536 S. Seaton Street	Vacant	No	N/A	
5	5163-027-010	547 S. Seaton Street	1963	No	Non- Contributing	
6	5163-027-011	542 S. Alameda Street	1930	No	Contributing	
7	5163-027-009	540 S. Alameda Street	Vacant	No	N/A	
8	5163-027-017	526 S. Alameda Street	1981	No	N/A	
9	5163-027-018	516 S. Alameda Street	2004	No	N/A	
10	5163-027-003	513 S. Seaton Street	Vacant	No	N/A	
11	5163-027-013	512 S. Seaton Street	Vacant	No	N/A	
12	5163-027-012	500 S. Alameda Street	1949	No	N/A	
13	5163-026-008	455 S. Seaton Street	1928	No	N/A	
14	5163-025-009	459 S. Colyton Street	1915	No	Non- Contributing	
15	5163-024-013	1168 E. 5 th Street	2006	No	N/A	
16	5163-024-012	527 S. Colyton Street	1948	No	N/A	

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



Figure 2: Downtown Los Angeles Industrial Historic District, showing the location of Project site and study area (Base map courtesy of the City of Los Angeles)



2. REGULATORY FRAMEWORK

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

2.1 National Register of Historic Places

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

Criteria

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

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

Context

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

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

² Title 36 Code of Federal Regulations Part 60.2.

³ Title 36 Code of Federal Regulations Part 60.4.

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



Integrity

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

Historic Districts

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

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

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

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

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

⁵ National Register Bulletin #15, 44-45.

⁶ lbid. 5.

⁷ Title 36 Code of Federal Regulations Part 60.3(d).

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



2.2 California Register of Historical Resources

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

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

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

Criteria and Integrity

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

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

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

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

¹⁰ Public Resources Code Section 5024.1 (a).

¹¹ Public Resources Code Section 5024.1 (d).



there is the expectation that properties reflect their appearance during their period of significance.¹²

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

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

SOHP Survey Methodology

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

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

¹² Public Resources Code Section 4852.

¹³ Public Resources Code Section 5024.1.



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

- **3S** Appears eligible for National Register as an individual property through survey evaluation.
- **3CS** Appears eligible for the California Register as an individual property through survey evaluation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
- Appears eligible for National Register as a contributor to a National Register eligible district through survey evaluation.
- Appears eligible for California Register as a contributor to a California Register eligible district through a survey evaluation.
- Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- **6Z** Found ineligible for NR, CR, or Local designation through survey evaluation.

2.3 Los Angeles Cultural Heritage Ordinance

The Los Angeles City Council adopted the Cultural Heritage Ordinance¹⁴ in 1962 and amended it in 2018 (Ordinance No. 185472). The Ordinance created a Cultural Heritage Commission and criteria for designating Historic-Cultural Monuments (HCM). The Commission is comprised of five citizens, appointed by the Mayor, who have exhibited knowledge of Los Angeles history, culture and architecture. The three criteria for HCM designation are stated below:

- 1. The proposed HCM 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 or community; or
- 2. The proposed HCM is associated with the lives of historic personages important to national, state or local history; or
- 3. The proposed HCM 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.

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

2.4 Los Angeles Historic Preservation Overlay Zone Ordinance

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

¹⁴ Los Angeles Administrative Code Section 22.171 of Article 1, Chapter 9, Division 22.



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



3. ENVIRONMENTAL SETTING

3.1 Description of the Project Site and Study Area

The Project is comprised of two contiguous parcels bounded by E. 5th Street to the north, S. Colyton Street to the east, S. Seaton Street to the west, and one parcel, 536 S. Seaton Street, to the south (see Figure 1). The topography of the Project site is generally flat. E. 5th Street, S. Seaton Street, and S. Coylton Street are all two-lane thoroughfares with two-way traffic. The surrounding parcels are mostly developed with low-rise industrial buildings that have various dates of construction ranging from the 1910s through 2000s. Other parcels remain undeveloped and are currently being used as surface parking lots. The Project site is located adjacent to the western boundary of the Historic District. Within the study area, there is a contributing building constructed in 1930 and a non-contributing building constructing in 1963 to the southwest. There is also a non-contributing building constructed circa 1915 to the noth. All are low-rise industrial buildings.

The Project site is occupied by three buildings, 1100 E. 5th Street, 516 S. Seaton Street, and 528 S. Seaton Street, and a surface parking lot (see Figures 3-4). 1100 E. 5th Street is located at the corner of E. 5th and S. Seaton Streets. 516 S. Seaton Street is located immediately south of 1100 E. 5th Street on S. Seaton Street. The surface parking lot is to the east of 1100 E. 5th Street and 516 S. Seaton Street, and is accessible from both E. 5th Street and S. Seaton Street. 528 S. Seaton Street is located to the south of 516 S. Seaton Street, and separated from this adjacent building by a portion of the surface parking lot.

The Project site was first developed with three dwellings, associated outbuildings, and a stable sometime before 1906. The three dwellings were located on the site of 1100 E. 5th Street and 516 S. Seaton Street. The stable, part of a complex of buildings owned and occupied by the Merchants Ice and Cold Storage Co., was located on the site of 528 S. Seaton Street. Between 1920 and 1927, the site of 1100 E. 5th Street and 516 S. Seaton Street was redeveloped with different commercial and industrial buildings. In 1927, 516 S. Seaton Street was constructed as part of the Merchants Ice and Cold Storage Co. complex. In 1930, 1100 E. 5th Street was constructed as part of a complex of buildings owned and occupied by the Weber Trailer & Manufacturing Company. Before 1959, the buildings on the site of 528 S. Seaton Street were demolished, and the property was used by the Yellow Cab Co. as a surface parking lot. In 1985, 528 S. Seaton Street was constructed and occupied by Canton Food Co.

The three buildings on the Project site, 1100 E. 5th Street, 516 S. Seaton Street, and 528 S. Seaton street, are pictured and described in more detail below.

¹⁵ History of Project site adapted from Professional Service Industries, Inc., Report of Phase I Environmental Site Assessment, November 24, 2014, 1.





Figure 3: Locations of the three buildings on the Project site and the two contributing buildings within the boundary of the Historic District (Base map courtesy of the City of Los Angeles)



1. 1100 E. 5th Street



The parcel at 1100 E. 5th Street is occupied by an industrial building originally developed in 1930 as a factory building for Weber Trailer & Manufacturing. ¹⁶ It is situated along the north and west property lines and faces east onto a surface parking lot. The building is rectangular in plan and one story in height. It has a roof with a flat top and sloping sides covered in rolled asphalt. The exterior is clad in cement plaster. The north

and west elevations have no window, door, or garage openings and are topped by a metal cornice. There are two garage openings with roll down metal doors and several window openings on the east elevation.

2. 516 S. Seaton Street



The parcel at 516 S. Seaton Street is occupied by an industrial building originally developed in 1927 as an office building for the Merchants Ice and Cold Storage Co.¹⁷ The building is situated along the western property line and faces east onto a surface parking lot. The building is rectangular in plan and two stories in height. It has a flat roof covered in rolled asphalt with a parapet on the north, south, and east elevations. The

exterior is clad in cement plaster. There are two double-hung windows on the west elevation. The remaining window openings have been infilled. The west elevation is also topped by a simple metal cornice. There are two door openings on the east elevation.

3. 528 S. Seaton Street



The parcel at 528 S. Seaton Street is occupied by an industrial building developed in 1985. The building is situated along the west, south, and east property lines. The building is rectangular in plan and one story in height. It has a flat roof covered in rolled asphalt. The exterior is brick. There is one garage opening with a roll down metal door offset

on the west elevation. There is an entrance immediately to the north of this garage opening with a metal slab door covered by a metal security door. Two garage openings with roll down metal doors are located on the north elevation.

As previously stated, the three buildings on the Project site were eliminated from further analysis as potential historical resources. Based upon GPA's field inspection and research, these buildings do not meet the eligibility standards for the Early Industrial Development Theme formulated for the Los Angeles Historic Context Statement due to a lack of age, architectural character, and/or physical integrity (see Table 2 below). In addition, none are currently listed under

¹⁶ City of Los Angeles Department of Building and Safety, Building Permit No. 346, January 30, 1930.

¹⁷ LADBS, Building Permit No. 37270, December 14, 1927.



national, state, or local landmark or historic district programs and are not included as significant in any historic resource surveys of the area, including SurveyLA.

Table 2: Industrial Development 1850-1980

Context: Industrial Development, 1850-1980

Theme: Early Industrial Development, 1880-1945

Property Type: Industrial

Eligibility Standards

- Dates from the period of significance
- Is a rare surviving example of the type in the neighborhood or community
- Represents a very early phase of industrial development in a neighborhood or area

Character Defining/Associative Features

- May also be significant as a good example of an architectural style from its period and/or the work of a significant architect or builder
- May also be significant for its association with early industrialists or industries
- Retains most of the essential character-defining features from the period of significance

Integrity Considerations

- Because of the rarity of the type there may be a greater degree of alterations or fewer extant features
- Setting may have changed (surrounding buildings and land uses)
- Should retain integrity of Location, Design and Feeling



Figure 4: Project site, looking southeast (GPA, 2017)

3.2 Historical Resources in the Project Study Area

Although there are no historical resources located on the Project site, a portion of the Downtown Los Angeles Industrial Historic District, including one contributing building and two non-contributing building, is located within the study area (see Figure 3). The Historic District has Status Codes of 3S, 3CS, and 5S3 (see Section 2.2 for definitions of the Status Codes). The boundaries of the Historic District are to the north, east, and south of the Project site; therefore, the new building proposed for the Project site would be adjacent to this historical resource. The Historic District and the contributing and non-contributing buildings within the Historic District boundary are pictured and described below.



Downtown Los Angeles Industrial Historic District (Status Codes 3S, 3CS, 5S3)

A portion of the study area is located within the boundary of the Historic District identified by SurveyLA in the historic resources survey of the Central City North Community Plan Area. The Historic District is located between the Alameda Street corridor and the Los Angeles River and is generally organized within a gridded street pattern with the exception of E. 4th Street, which runs diagonally northwest-southeast. The Historic District has an irregular boundary, but it is essentially bound by E. 1st Street to the north, Santa Fe Avenue and Mateo Street to the east, E. 7th Street to the south, and S. Alameda Street to the west. It is described as a predominantly industrial area, with buildings that vary in size, from modest industrial buildings to massive warehouses spanning full city blocks. Original buildings within the Historic District are typically vernacular or utilitarian in style and were constructed between 1900 and 1940. The Historic District contains 196 buildings, of which 104 (approximately 53 percent) have been evaluated as contributors; the remaining 92 buildings were evaluated as non-contributors due to alterations or construction outside the period of significance, which is 1900-1940.

The Historic District was identified by SurveyLA as appearing eligible for listing in the National Register, California Register, and as an HPOZ at the local level of significance under Criterion A/1/1 for its association with the industrial development of Los Angeles. This area was the city's primary industrial center from the late nineteenth century through World War II. The Historic District's location adjacent to the railroad west of the Alameda Street corridor and the Southern Pacific Railroad (SFR) transcontinental railroad line spurred its initial industrial development beginning in the late nineteenth century. The construction of an SFR depot on the southwest corner of S. Alameda and E. 5th Streets was followed by the construction of an Atchison, Topeka, and Santa Fe Railroad (AT&SF) depot south of E. 1st Street in 1885, the AT&SF La Grande Station at the intersection of E. 2nd and Santa Fe Streets in 1893, and the AT&SF Railway Outbound Freight House (aka Santa Fe Freight Depot) in 1906. All of these buildings were constructed within or along the boundaries of the Historic District. By the beginning of the twentieth century, manufacturers, processing companies, and warehouses had located themselves within this area of Los Angeles in order to capitalize on the convenience of rail line proximity.

By the 1920s, the Historic District was firmly established as Los Angeles' industrial center. The City's 1922 re-zoning regulation furthered the construction of industrial facilities in this area by eliminating residential use in Downtown Los Angeles. Industrial uses evolved over time with a shift toward automotive manufacturing and transport as well as manufacturing of furniture, paint, chemical, paper, and plastic products in the 1950s, for example. Beginning in the 1960s, the area's identity as an industrial hub was fading due to the struggle to adapt new preferred technologies in manufacturing and transport, especially containerization. This was evinced by the growing number of vacant buildings in the area. During the 1970s, artists began moving into the Historic District as it provided an abundance of available and affordable space to live and work. With the implementation of the Artist-in-Residence Program in 1981 by the City of Los Angeles, residential use of previously defined industrial buildings was legitimized for artists. Since the official designation of the area as the Arts District in the mid-1990s and the passage of the Adaptive Reuse Ordinance in 1999 - allowing the conversion of pre-1974 commercial and industrial buildings into residences, there have been numerous proposals for development within the area to address needs of the growing community.



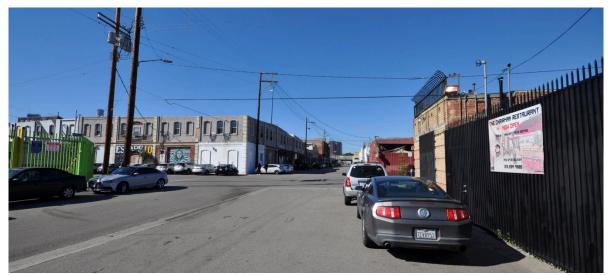


Figure 5: View of the Downtown Los Angeles Industrial Historic District from the corner of S. Colyton Street and E. 5th Street, looking north (GPA, 2017)

Three parcels within the boundaries of the Historic District are in the study area (see Figure 3). There is one contributing building at 542 S. Alameda Street with Status Codes of 3D, 3CD, and 5D3. There are also two non-contributing buildings with a Status Code of 6Z, one at 459 S. Colyton Street and the other at 547 S. Seaton Street. All are pictured and described below.

4. 547 S. Seaton Street (Status Code 6Z)



The parcel at 547 S. Seaton Street is occupied by an industrial building developed in 1963. It is located to the southwest of the Project site, across S. Seaton Street, on the corner of S. Seaton and Palmetto Streets. The building faces east onto S. Seaton Street and has a moderate setback. It has a slightly-pitched corrugated

metal gable roof that extends into an overhang at the southeast corner. The foundation is concrete and the exterior is corrugated metal. The main entrance is slightly offset to the north on the east elevation. It consists of glazed metal double doors accessed via a small flight of concrete stairs. There is a secondary entrance near the southeast corner beneath the overhang also accessed via a small flight of stairs.

5. 542 S. Alameda Street (Status Codes 3D, 3CD, 5D3)



The parcel at 542 S. Alameda Street is occupied by a utility building developed in 1930. It is located to the southwest of the Project site across S. Seaton Street on the corner of Palmetto and S. Alameda Streets. The building is situated along the north, south, and east property lines with a surface parking lot to

the west. The building faces west onto the surface parking lot. It has a flat roof with a stepped parapet and concrete coping. The foundation is concrete. The east and south elevations are



brick, while north and west elevations are clad in stucco. The main entrance is slightly offset to the north on the west elevation. It consists of a partially-glazed metal door and is accessed via a small flight of concrete steps adjacent to a loading dock platform. There is a garage opening just to the north of the main entrance that is covered by a roll-down metal door. A metal awning is located above the main entrance, garage opening, and loading platform. There is a secondary entrance located on the second floor on the east elevation. It consists of a metal door with a viewport and is accessed via a flight of metal stairs. The east, west, and south elevations feature large multi-light windows. Some windows are covered with metal security bars.

6. 459 S. Colyton Street 18 (Status Code 6Z)



The parcel at 459 S. Colyton Street is occupied by a industrial building developed in 1915. It is located to the north of the Project site, across E. 5th Street, and spans the block between S. Seaton Street and S. Colyton Street. The building is rectangular in plan and two stories in height. It has a flat

roof covered in rolled asphalt. The exterior is brick. There are numerous entrances and storefronts on the first floor of the east, west, and south elevations. The second floor of the east, west, and south elevations features double-hung windows in segmental arched openings ornamented by wood trim and decorative keystones. A number of first floor door openings and second floor window openings have been infilled. The cornice was also likely removed.

¹⁸ According to the Los Angeles County Assessor, the address associated with this parcel is 459 S. Colyton Street. Other associated addresses include: 1129 E. 5th Street, 1101 E. 5th Street, 445 S. Colyton Street, 451 S. Colyton Street, 457 S. Colyton Street, 450 S. Seaton Street, and 454 S. Seaton Street.



4. PROJECT IMPACTS

4.1 Determining the Significance of Impacts on Historical Resources

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

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

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

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

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

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

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

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

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



4.2 Secretary of the Interior's Standards

Projects that may affect historical resources are considered to be mitigated to a level of less than significant if they are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). 19 Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the Standards. 20 The Standards were issued by the National Park Service, and are accompanied by Guidelines for four types of treatments for historical resources: Preservation, Rehabilitation, Restoration, and Reconstruction. Though none of the four treatments as a whole applies specifically to new construction in the vicinity of historical resources, Standards #9 and #10 of the Standards for Rehabilitation provides relevant guidance for such projects.

The Standards for Rehabilitation are as follows:

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

¹⁹ 14 CCR Section 15126.4(b).

²⁰ 14 CCR Section 155331.



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

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

4.3 Project Description

WW-5th & Seaton, LLC and XF-5th & Seaton, LLC (the Applicant) proposes to develop an eightstory mixed-use building on the Project site (see Figure 6). The Project would involve the demolition of three buildings: 1100 E. 5th Street, 516 S. Seaton Street, and 528 S. Seaton Street. The maximum building height for the new mixed-use building would be 110 feet above grade or eight stories with three subterranean floors. The Project's commercial uses would be located on the first and second floors, fronting E. 5th Street and S. Seaton Street. The commercial spaces on the second floor would be accessible from an internal courtyard via elevators and stairs. The 220 live/work units would be located on the second through eighth floors. Eleven percent of the live/work units would be deed-restricted for Very Low Income households. Parking would be located on the three subterranean floors, and provide approximately 381 parking spaces. An additional 189 bicycle parking spaces, comprised of 36 spaces for commercial use and 153 spaces for long term use, would also be provided. The Project's open space would be located on the first, second, and eighth floors. This would include a swimming pool and deck, several outdoor areas for lounging, an internal courtyard and pedestrian paseos, as well as several indoor amenities, such as fitness and recreational rooms, and a resident art gallery (see Appendix C, Entitlement Submittal).

The Project also proposes the ability to implement an increased commercial option that would provide the Project the flexibility to increase the commercial square footage thereby reducing the overall amount of live/work units from 220 to 200 units. Under the increased commercial flexibility option, 20 units (plus an additional 150 square feet) of the 39 live/work units on the third floor would be replaced with approximately 17,765 square feet of commercial space for a total of approximately 64,313 square feet of commercial space. The increased commercial space would consist of office and art production-related uses. The amount of open space provided under the increased commercial flexibility option would remain the same.

Implementation of the increased commercial flexibility option would not affect the design or building envelope of the proposed building (e.g., location, type, building height, massing, and architectural features would remain identical) as compared to the Project. In addition, the three-level subterranean parking structure proposed for the Project would be able to facilitate the LAMC-required amounts of parking for the increased commercial flexibility option. Furthermore, 11 percent of the live/work units under this option (approximately 22 live/work units) would be deed-restricted for Very Low Income Households.





Figure 6: Proposed Project, east elevation (HansonLA Architecture)

4.4 Analysis of Project Impacts

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed relocated, or altered as a result of the Project. Therefore, this report only analyzes the indirect impacts the Project may have on the historical resource in the vicinity. As described in Section 3.2 above, the only historical resource in the vicinity is the Historic District, which is located to the north, east, and south of the Project site.

In determining potential impacts of adjacent new construction on the Historic District, the central question is whether the new building would cause a "material impairment" to the significance of this nearby historical resource.²¹ Material impairment occurs where a project demolishes or alters the physical characteristics that convey the significance of a historical resource and that justify its inclusion in or eligibility for inclusion in the national, state, or local landmark or historic district programs pursuant to the requirements of CEQA. Such an effect would only occur if the Historic District no longer retained sufficient integrity to convey its significance as the city's primary industrial district from the late nineteenth century through World War II as a result of the Project.

According to *National Register Bulletin #15*, there are seven aspects of integrity: feeling, association, workmanship, location, design, setting, and materials. The aspects of integrity for feeling, association, workmanship, design, and materials relate to the physical features of a historical resource and are only relevant to an analysis of direct impacts. Because the Project is located outside the boundaries of the Historic District and therefore will not alter the physical features of this historical resource, the only relevant aspect of integrity with respect to the analysis of the indirect impacts of the Project on the Historic District is setting. Setting refers to the physical environment of a historical resource, and involves not only where the resource is situated, but also its relationship to surrounding features and open space. Immediate setting is the character of place within the boundaries of a historical resource. Surrounding setting is the character of a historical resource's broader surroundings outside its boundaries. This analysis considers whether the integrity of setting of the Historic District in the study area would be so diminished by the new construction that it would no longer qualify as a historical resource under national, state, or local historic district programs.

²¹ Pub. Res. Code § 21084.1; CEQA Guidelines § 15064.5(b).



The Historic District is separated from the Project site by E. 5th Street on the north, Coylton Street on the east, and Palmetto Street on the south. Because the Project site is located outside the Historic District boundaries, it will not impact the Historic District's integrity of immediate setting. The relationship between the Historic District's significant components would remain intact throughout and would not be changed by the Project. The significant components include the Historic District's contributing buildings as well as other significant features, such as the Historic District's relationship to the Los Angeles River and Alameda Corridor, interior circulation pattern, predominantly industrial use, and the absence of sidewalks, street lighting, and street trees. The Project would not affect the number of buildings in the Historic District, the ratio of contributing to non-contributing buildings, or the relationships between the Historic District's other significant features. The Project would not have any impact on the physical characteristics that convey the historical resource's significance and justify its eligibility for historic district designation programs.

The Project would introduce a new visual element adjacent to the Historic District; however, this area has already been significantly impacted by alterations or construction outside the period of significance for the Historic District (1900–1940). SurveyLA originally identified the boundaries for the Historic District as 1st Street on the north to 7th Street on the south, between Alameda Street on the west and Santa Fe and Mateo Street on the east. These boundaries were later revised to the present irregular boundary to improve the Historic District's overall ratio between contributing to non-contributing buildings. The areas omitted from the Historic District were excluded because the buildings in these areas were identified as non-contributing. Therefore, while the Project would introduce a new visual element to the Historic District's surrounding setting, the overall integrity of the Historic District's surrounding setting is low as a result of substantial changes to the built environment over time.

Additionally, from most vantages, including E. 5th Street, Palmetto Street, S. Alameda Street, and Colyton Street, the contributing buildings within the boundaries of the Historic District will remain highly visible and continue to be a prominent feature of the block. While the new building would partially obscure the view of 459 S. Colyton Street from vantages along S. Seaton Street, this building was identified as non-contributing to the significance of the Historic District. Furthermore, obscuring the view of the Historic District from S. Seaton Street would not materially impair the Historic District's eligibility as a historical resource because it is not pertinent to conveying its significance. There is nothing in the guidance issued by the National Park Service that suggests obscuring views of a historic district from the area immediately outside its boundaries impacts the historic district's integrity of setting.

In conclusion, while the Project would introduce a new visual element to the study area it would not affect the setting of the identified historical resource. Because the Project site is located outside the boundaries of the Historic District, the new building would not change the relationships between the Historic District's significant components, including its contributing buildings and other significant features, such as its location, interior circulation pattern, predominantly industrial use, absence of landscaping, and evidence of former rail lines. The integrity of immediate setting would remain intact throughout the Historic District. The overall integrity of the surrounding setting of the historical resource has already been changed by alterations and new construction. The majority of the views of the Historic District from the surrounding blocks would also not be obscured. The buildings within the boundaries of the Historic District would overall remain highly visible and continue to be prominent features on the block on which they are located. Therefore, the Project would not result in a substantial adverse



change to the setting of the historical resource to the degree it would no longer be eligible for listing under national, state, or local historic district programs.

Secretary of the Interior's Standards

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

Compliance with Standard #9

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

The new building would be located on a parcel separate from the Historic District; thus, the new building would not destroy the historic materials and features of this historical resource. The new building would also not destroy the spatial relationships that characterize the Historic District because it is located outside of the Historic District's western boundary (see Figure 2).

The Project would be compatible with the size and scale of some of the contributing buildings that characterize the Historic District. The Historic District is characterized by buildings that vary in height from one to seven stories, and include modest industrial buildings to large warehouses spanning full city blocks. At eight stories, the Project is compatible with the several mid-rise contributing buildings and structures located throughout the Historic District. Although the proposed new building is much taller than the two-story contributing building within the study area, it would be compatible with the scale of the larger Historic District where a range of heights is already present.

The new building would be differentiated from the buildings within the Historic District by its contemporary design and materials. The primary exterior materials of the new building would be metal and glass. Its massing has been articulated to appear as two volumes. The first volume is comprised of the first story and the second volume is comprised of the upper seven stories. The first volume is differentiated from the second by its black metal panels and metal canopy. Above the canopy, the second volume is clad in plain metal panels. It has wide rectangular window openings and projecting balconies with screens also clad in metal panels. There is an art wall of colored glass with painted aluminum mullions at the corner of the north and east elevations.

The new building's materials, features, proportion, and massing cannot necessarily be characterized as compatible with the contributing buildings within the Historic District; therefore, it would not strictly comply with this particular aspect of Standard #9. However, compatible design is less important for related new construction when it does not alter historic physical features or change the relationships between historic buildings, and the Project would impact



neither. Although the new building would not strictly comply with Standard #9, it would not reduce the integrity of the Historic District, which is the City's CEQA threshold for an adverse impact.

Compliance to Standard #10

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

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

5. CONCLUSIONS

The Project would have no direct impacts on historical resources. There are no historical resources on the Project site and no historical resources would be demolished, destroyed, altered, or relocated as a result of the Project. Indirect impacts on historical resources were also analyzed. The Project would have a less than significant impact on the historical resource near the Project site, namely the Historic District. The new building would be located adjacent to this historical resource; however, the Project would not result in a substantial adverse change to the immediate surroundings of this historical resource to the degree it would no longer be eligible for listing under national, state, or local historic district programs. It would continue to be eligible for listing as a historical resource defined by CEQA. No mitigation is required or recommended.



6. SOURCES

- California Code of Regulations, California Office of Administrative Law, State of California Government.
- Historic Resources Group. "Historic Resources Survey Report: Central City North Community Plan Area." SurveyLA Los Angeles Historic Resources Survey. Los Angeles: City of Los Angeles Office of Historic Resources, September 2016.
- City of Los Angeles Department of Building and Safety. Building Permits. Various Dates.
- Code of Federal Regulations, Title 36: Parks, Forests, and Public Property. Office of the Federal Register, National Archives and Records Administration, United States Government.
- National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation. Washington D.C.: National Park Service, 2002,
- National Register Bulletin #16: How to Complete the National Register Registration Form. Washington D.C.: National Park Service, 1997.
- National Register Bulletin #21: Defining Boundaries for National Register Properties Form. Washington D.C.: U.S. Department of the Interior, 1997.
- Professional Service Industries, Inc. Report of Phase I Environmental Site Assessment. November 24, 2014.
- Sanborn Map Company. Los Angeles, Vol. 2. Various Dates.



Appendix A - Résumés





EMILY RINALDI is an Associate Architectural Historian at GPA. She has been involved in the field of historic preservation since 2011. Emily graduated from Columbia University with a Master of Science in Historic Preservation, receiving the school's highest honor for her thesis work. She has since worked in private architecture and historic preservation consulting in both the New York metropolitan area and California. Emily joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; Historic Structure Reports; local landmark nominations; Federal

Rehabilitation Tax Credit and Mills Act applications; historic context statements; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. She is also experienced in providing property owners with expert guidance in the rehabilitation and restoration of historic buildings, having completed numerous projects in New York and Los Angeles.

Educational Background:

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

Professional Experience:

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

Qualifications:

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

Professional Activities:

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

Selected Projects:

- Elks Lodge No. 99, Los Angeles, Federal Rehabilitation Tax Credit Application, 2019
- 713 E. 5th Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Casa de Rosas, Los Angeles, Federal Rehabilitation Tax Credit Application, 2019
- 617 N. Rossmore Avenue, Los Angeles, CEQA Historical Resource Technical Report, 2018
- 1524 N. Cassil Place, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Ahmanson Bank & Trust Building, Beverly Hills, Preservation Plan and Secretary of the Interior's Standards Compliance, 2018
- Westlake Theater, Preservation Plan and Secretary of the Interior's Standards Compliance, 2018
- 1003 Washington Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- 11434 W. Pico Boulevard, Los Angeles, CEQA Historical Resource Evaluation Report, 2018
- 1129 E. 5th Street, Los Angeles, CEQA Historical Resource Technical Report, 2017
- 314-18 Firmin Street, Los Angeles, CEQA Historical Resource Evaluation Report, 2017
- Los Angeles Stock Exchange, Los Angeles, Preservation Plan and Secretary of the Interior's Standards Compliance, 2017
- Joannes Brothers Company Building, Historic Structure Report and Los Angeles Historic-Cultural Monument Nomination, 2017
- 823 Westbourne Drive, West Hollywood, CEQA Historical Resource Evaluation Report, 2017



AUDREY VON AHRENS is an Architectural Historian II at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the

National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resource surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act applications and the inspection and reporting of properties applying for or with existing Mills Act contracts.

Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies, University of Pittsburgh, 2013
- B.A., Urban Studies, University of Pittsburgh, 2013

Professional Experience:

- GPA Consulting, Architectural Historian
 II. 2017-Present
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- City of Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

Qualifications:

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

Selected Projects:

- CF Braun & Company Plant, Alhambra, CEQA Historical Resource Technical Report, 2018
- Westlake 619, Los Angeles, CEQA Historical Resource Technical Report, 2018
- Broadway Federal, Midtown Branch, CEQA Historical Resource Technical Report, 2018
- High Speed Rail, Burbank to Los Angeles Project Section, CEQA/NEPA Historical Resource Technical Report, 2017-2018
- Golden Avenue Bridge Replacement, Section 106 Historical Resources Evaluation Report, 2017
- Los Angeles Mills Act Program, Inspection Reports, 2017
- Laguna Beach Mills Act Program, Application Reports, 2017
- 91/605, Los Angeles County, Section 106
 Historical Resources Evaluation Report, 2017
- Vine/Afton/DeLongpre, Los Angeles CEQA Historical Resource Technical Report, 2017
- Sunset & Western, Los Angeles, CEQA Historical Resource Technical Report, 2017
- Vermont Corridor, Los Angeles, CEQA
 Historical Resource Technical Report, 2017
- Hollywood Roosevelt, Los Angeles, Preservation Plan, 2017
- Farmers & Merchants Bank Building, Los Angeles, Preservation Plan, 2017
- SurveyLA, African American Historic Context Statement, 2017
- Hughes Industrial Historic District Interpretive Program, 2017



Appendix B - SurveyLA Historical Resources Inventory Forms

Districts

Name: Downtown Los Angeles Industrial Historic District



Description:

The Downtown Los Angeles Industrial Historic District is an industrial area situated between the Alameda Street corridor and the Los Angeles River, just east of downtown Los Angeles. The district occupies flat terrain generally bounded by E. 1st Street on the north, Santa Fe Avenue and Mateo Street on the east, E. 7th Street on the south, and S. Alameda Street on the west. Interior streets are arranged in a generally orthogonal grid, with 4th Street traversing the district diagonally from the northwest to the southeast. Development in the district is almost exclusively industrial in nature, with a handful of commercial and institutional uses. Properties within the district vary widely in size, from modest industrial buildings to massive warehouses spanning full city blocks. Original buildings were constructed primarily from 1900 to 1940 and are predominantly vernacular or utilitarian in design. Today, these early buildings share the block with more recent construction.

The district contains 196 individual buildings. Of these, 104 have been evaluated as district contributors, or approximately 53 percent; 92 properties have been evaluated as non-contributors due to alterations or construction outside the period of significance. Additional distinguishing features of the district include its location in relation to the Alameda Street industrial corridor and the Los Angeles River; the interior circulation pattern (including streets, alleys, and rail spur rights-of-way); the nearly exclusive industrial use; extensive surface parking areas, often designed to accommodate large trucks; the absence of sidewalks and street lighting in some areas; the absence of landscaping throughout the district; evidence of former rail lines (such as remnant tracks, and a rail stop); and remnant granite infrastructure (including curbs, swales, and rail beds).

Significance:

The Downtown Los Angeles Industrial Historic District is a one-of-a kind- resource in Los Angeles. The area served as Los Angeles' primary industrial district from the late-19th century through World War II and played a critical role in the city's industrial development history. The district's period of significance is 1900 to 1940, when most of the original buildings in the district were constructed.

The land comprising the district was first improved as part of a vineyard operated by Jean-Louis Vignes, who arrived in Los Angeles from France in 1831. Attracted by the area's Mediterranean climate, Vignes acquired land adjacent to the Los Angeles River and began planting grapes in 1833. By 1847 his vineyard, "El Aliso," was the largest producer of wine in California. Other vintners and citrus growers soon followed Vignes' lead, and oranges and grapefruit quickly overtook grapes as the area's primary crops. Los Angeles' citrus industry flourished during this period and, as a result, the district remained predominantly agricultural until 1871, when the northern portion was subdivided as the Johnston Tract and subsequently developed with single-family residences. However, the landscape of the district evolved during the last decades of the 19th century as rail lines and manufacturing plants emerged to serve the citrus industry's shipping needs. Soon the character of the district would be redefined by the presence of the railroad.

Until the 1870s, only local rail lines ran through Los Angeles. But in 1876, the opening of the Southern Pacific Railroad line from San Francisco linked the city with the transcontinental railroad. A depot for the Southern Pacific line was constructed at the southwest corner of Alameda and 5th streets, immediately adjacent to the district. The Atchison, Topeka, and Santa Fe Railroad (AT&SF) constructed a depot and freight yards south of 1st Street in 1885, on the northern edge of the district. In 1893, the company also constructed the districtive Moorish Revival-style La Grande Station at 2nd and Santa Fe streets, in the northeastern part of the district. The Atchison, Topeka & Santa Fe Railway Outbound Freight House (known as the Santa



Central City North Historic Districts, Planning Districts, and Multi-Property Resources - 09/04/16

Fe Freight Depot) was constructed in 1906 to accommodate the majority of goods shipped out of Los Angeles on rail by the AT&SF. Located on the eastern edge of the district, the building is now occupied by the Southern California Institute of Architecture (SCI-Arc) and is a Los Angeles Historic-Cultural Monument (HCM #795). It was originally paired with the AT&SF Railway Inbound Freight House directly across Santa Fe Avenue. Today, the AT&SF Outbound Freight House stands as the last remaining historic reference to the Atchison, Topeka, and Santa Fe Railroad along Santa Fe Avenue in Los Angeles. While most of these early railroad buildings have been lost, their locations and relative proximity to one another motivated the development of the surrounding area as an industrial district. Within a few years, businesses had begun to capitalize on the convenience of locating their operations near the rail lines, and a small concentration of manufacturing and warehouse facilities had sprung up in the area between Alameda Street and Santa Fe Avenue.

By the turn of the 20th century, a range of manufacturers and processing companies had established themselves in the area. A 1909 map of the area notes a number of warehouses and storage facilities, as well as a wide variety of processing and manufacturing operations – including lumber yards, freight yards, ice and cold storage, slaughterhouses and meatpackers, produce companies and canneries, and blacksmiths, among others. As the railroads increased mobility, Los Angeles ceased to be simply a market for manufactured goods produced in San Francisco and the East, and began to support local industries as well. Similarly, as agricultural activities in other areas of the city supplanted those near the city center, the district evolved from simply a shipping hub to a processing and manufacturing center in its own right. In particular, businesses related to the building trades had expanded rapidly beginning in the 1880s when the first regional real estate boom spurred residential and commercial construction; as a result the district saw the opening of a number of lumber, construction, and even furniture trades.

In the early decades of the 20th century, many of the district's industrial buildings were one of two types: manufacturing or processing facilities, and warehouses. Many of the area's industrial buildings were constructed directly on a rail spur; these buildings were often designed with curved facades that follow the tracks, and with docks and large bay doors set several feet above the ground (to the height of a boxcar) to facilitate the loading and unloading of goods. Warehouses were built either as general storage facilities – with space that could be rented by a variety of companies or operators – or were purpose-built facilities associated with a particular company. Examples of general warehouses include the Pacific Commercial Warehouse (1910), the Bekins Van & Storage Co. warehouse (1923), and the Metropolitan Warehouse Company (1924). Purpose-built warehouses constructed during this period include those built for J. R. Newberry & Co. (1900), Barker Bros. Furniture (1920 and 1923), Cheeck Neal Coffee Co. (1924), and Hills Bros. Coffee Co. (1929).

As local industries continued to establish themselves, processing and manufacturing operations within the district continued to expand. Two industries in particular flourished during this period – ice and cold storage, and food processing and packaging. Cold storage emerged in response to the demand for fresh products in urban areas, and provided a critical link between agricultural goods from farms, fisheries, and ranches and their distribution to fresh produce markets and food processors. Construction of cold storage warehouses was initially integrally linked with that of ice-making plants, with both frequently located within the same facility. Several cold storage operations opened within the district, including the Los Angeles Ice & Cold Storage Co. (1905, now Rancho Cold Storage), the Union Ice Co. (1907, now Union Central Cold Storage), and the Merchants' Ice Co. (1910).

Food processing industries represented some of the earliest industrial development in Los Angeles, and exploded in operation during the 1910s and 1920s as companies began to more fully embrace mechanization in order to meet the demands of new chain stores. Food processing eventually became one of the dominant industries within the district. Among the most prominent in the area were Globe Mills (trade name of Pillsbury Flour Mills Co., 1902), California Walnut Growers Association (1921, later Diamond Walnut Co.), Poultry Producers of Southern California (1923, now Commercial Meat Co.), Cheek Neal Coffee Co. (1924, later Maxwell House Coffee Co.), the National Biscuit Company (1925, now the Nabisco Lofts), Sperry Flour Co. (1926), Challenge Cream & Butter (1926), and Hills Bros. Coffee Co. (1929).

In addition to processing operations, manufacturing facilities expanded as well, with many companies constructing daylight factories to increase productivity. At a time when electricity was expensive and not always reliable, daylight factories were



Central City North Historic Districts, Planning Districts, and Multi-Property Resources - 09/04/16

designed to maximize the amount of light reaching the interior of the building; they are characterized by bays of large industrial sash windows, skylights, or other roof forms that bring in additional light. A number of daylight factories were constructed within the district.

While many factories were essentially utilitarian in their outward appearance, several established companies engaged prominent architects to design their facilities, including John M. Copper (Globe Mills, 1916), Hudson & Munsell (John A. Roebling's Sons Co., now Angel City Brewery, 1913), and Eckel & Aldrich (National Biscuit Company, 1925). In a few cases, a business engaged a company architect from its home city. For example, the Coca-Cola Syrup Manufacturing Plant, originally constructed in 1915, was substantially expanded and redesigned in the Late Moderne style in 1939 by Atlanta-based architect Jesse M. Shelton. Shelton designed a number of factories for the Coca-Cola Company during the 1930s and the 1940s, including those in Baltimore, New Orleans, and Boston, all of which strongly resemble the design of the Los Angeles building. Similarly, the Hills Bros. Coffee Co. retained San Francisco-based architect George W. Kelham to design their Los Angeles office building in 1929. Best known in Los Angeles for the original buildings on the campus if UCLA, Kelham had previously designed Hills Bros.' flagship building situated along the Embarcadero in San Francisco.

A small number of non-industrial uses were also developed within the district. Commercial operations included the Canadian Hotel (now the American Hotel). Constructed in 1906 and designed by Morgan & Walls, this four-story brick building was built as a first-class hotel for African-Americans, many of whom worked as Pullman car porters. Several utility outposts were also established in the district, including an Edison electrical substation (1911), and a Department of Water & Power distributing station (1923).

By the 1920s, the area now comprising the historic district was fully established as an industrial hub. This was aided in part by the pattern of development occurring outside the central city. As the City of Los Angeles continued to annex existing communities as well as available land in the San Fernando Valley, zoning was amended to eliminate residential housing in the downtown area. By 1922, the City had officially re-zoned the downtown area to accommodate the construction of more offices, retail, and manufacturing facilities. By the 1950s, the area was home to automotive manufacturing, trucking and transport, furniture manufacturing and storage, paint and chemical manufacturing, and paper and plastic production – as well as historically dominant industries such as food processing and lumber and woodworking operations. While industries evolved over time, the district maintained its character as an industrial center, with one processing or manufacturing operations simply replacing another. Over the course of the 20th century a single manufacturing facility might house the production of everything from dog food to pie.

By the 1960s, however, the character of the area within the district was evolving away from that of an industrial center. Industry on the whole struggled to adapt to the postwar challenges of containerization and new technologies in manufacturing and transport. Railroads had given way to the trucking industry, and businesses within the district were constrained by the physical demands such methods placed on their operations. Furthermore, outlying fledgling industrial centers such as Vernon and the City of Commerce were comparatively undeveloped and offered plentiful land at lower prices, presenting many companies with an opportunity to relocate and construct newer and more efficient facilities. As a result, by the 1970s many buildings within the district were vacant. However, the area found new life as artists and other creative types began to congregate amidst the vacant buildings and empty lots. Priced out of established artists' colonies in neighborhoods such as Venice and Hollywood, Los Angeles' industrial district provided many with an opportunity to live and work inexpensively in the vast and vacant warehouse buildings. Soon, the area was home to a number of avant-garde art galleries, giving rise to the group of early artists now called the "Young Turks." Many of the area's most prominent industrial buildings found new life as gallery space and underground hangouts for a burgeoning art scene as well as the punk-rock music scene. In 1981, the City of Los Angeles implemented the Artist-in-Residence Program, which legalized the residential use of formerly industrial buildings for artists, legitimizing their efforts. In the mid-1990s, the area was officially designated as the Arts District. A subsequent wave of development began in 1999 with the passing of the Adaptive Reuse Ordinance which relaxed zoning codes and allowed for the conversion of pre-1974 commercial and industrial buildings into residences for artists and non-artists alike. Today, the area continues to attract new commercial and residential development, and existing facilities are adapted to meet the needs of the growing community.

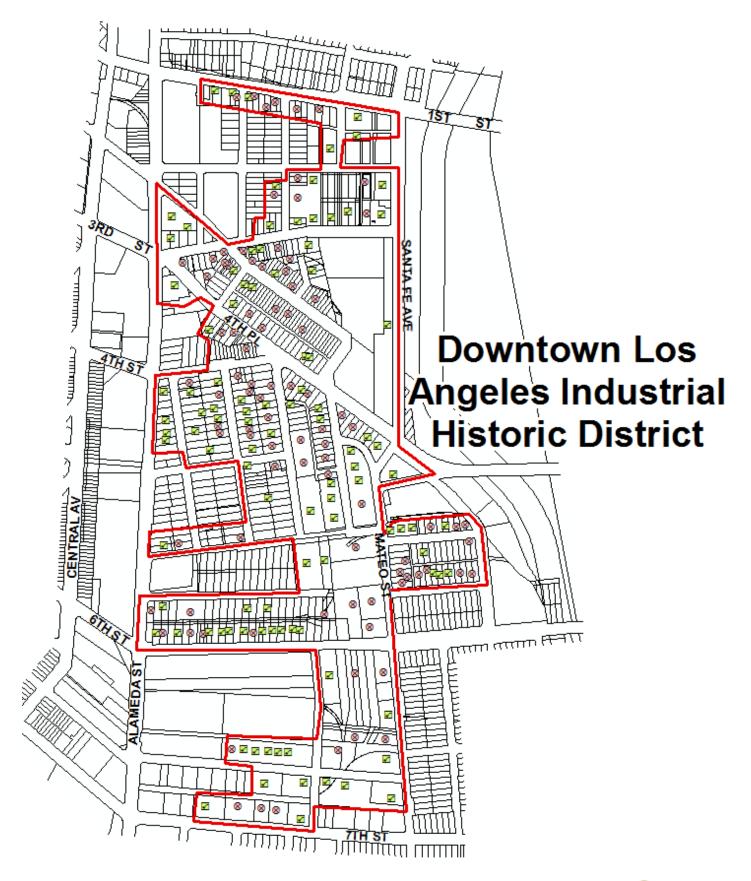


Central City North Historic Districts, Planning Districts, and Multi-Property Resources - 09/04/16

The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial development of Los Angeles; this area served as the city's primary industrial district from the late-19th century through World War II. Due to the inherent flexibility of their design, industrial buildings are often subject to a greater degree of modification over time. However, the district as a whole retains its distinctive character as an early-20th century industrial center. The industrial buildings, along with the district's other features – including its location, interior circulation pattern, industrial use, absence of landscaping, and evidence of former rail lines – all contribute to a strong sense of time and place. The Downtown Los Angeles Industrial Historic District is singular resource in the city which continues to convey its historic significance, telling the story of early industrial development in Los Angeles.

SurveyLA initially documented the entire industrial area from 1st Street on the north to 7th Street on the south, between Alameda Street on the west and Santa Fe Avenue and Mateo Street on the east. However, in consultation with the Los Angeles Office of Historic Resources and the Los Angeles Conservancy, the boundary was revised to improve the district's overall contribution ratio. The revised boundary retains all of the identified district contributors.







Context 1:

Context:	Other Context, 1850-1980
Sub context:	No Sub-context
Theme:	Event or Series of Events, 1850-1980
Sub theme:	No SubTheme
Property type:	Industrial
Property sub type:	District
Criteria:	A/1/1
Status code:	3S;3CS;5S3
Reason:	The Downtown Los Angeles Industrial Historic District is significant for its role in the industrial development of Los Angeles; this area served as the city's primary industrial district from the late-19th century through World War II.

Contributors/Non-Contributors:



Primary Address: 602 E 1ST ST

Other Address: 600 E 1ST ST

604 E 1ST ST

606 E 1ST ST

608 E 1ST ST

610 E 1ST ST

612 E 1ST ST

614 E 1ST ST

106 S ROSE ST

Type: Contributor

Year built: 1913

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

Architectural style: Commercial, Vernacular



Primary Address: 620 E 1ST ST
Other Address: 618 E 1ST ST

618 1/2 E 1ST ST

112 S ROSE ST

Type: Contributor

Year built: 1913

 ${\bf Property\ type/sub\ type:} \qquad {\bf Commercial\text{-}Mixed;\ Mixed\ Use\text{--}Commercial/Office/Residential}$

Architectural style: Commercial, Vernacular



Primary Address: 622 E 1ST ST

Type: Non-Contributor

Year built: 1950

Property type/sub type: Commercial-Auto Related; Auto Body/Repair

Architectural style: No style



Property type/sub type: Industrial-Food Processing; Other

Architectural style: Moderne, Late



Primary Address: 962 E 4TH ST

Type: Contributor

Year built: 1924

Property type/sub type: Industrial; Other

Architectural style: Vernacular



Primary Address: 966 E 4TH ST
Other Address: 970 E 4TH ST

Type: Non-Contributor

Year built: 1960

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 1016 E 4TH ST

Other Address: 1022 E 4TH ST

418 S MOLINO ST

Type: Non-Contributor

Year built: 1930

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 1101 E 5TH ST

Other Address: 445 S COLYTON ST

451 S COLYTON ST 457 S COLYTON ST 450 S SEATON ST 454 S SEATON ST

Type: Contributor

Year built: 1915

Property type/sub type: Industrial; Other

Architectural style: Vernacular



Type: Contributor

Year built: 1921

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 436 S ALAMEDA ST Other Address: 438 S ALAMEDA ST

437 S SEATON ST

Type: Contributor

Year built: 1940

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 440 S ALAMEDA ST Other Address: 441 S SEATON ST

Type: Contributor

Year built: 1921

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian



Primary Address: 542 S ALAMEDA ST

Type: Contributor

Year built: 1930

Property type/sub type: Infrastructure-Water & Power; Utility Building (Water, Electrical Power,

Natural Gas)

Architectural style: Industrial, Utilitarian



Primary Address: 580 S ALAMEDA ST

Other Address: 586 S ALAMEDA ST 590 S ALAMEDA ST

Type: Non-Contributor

Year built: 1968

Property type/sub type: Industrial; Other

Architectural style: No style



Primary Address: 300 S AVERY ST

Other Address: 308 S AVERY ST

314 S AVERY ST 318 S AVERY ST 322 S AVERY ST





Primary Address: 412 S SEATON ST

Type: Contributor

Year built: 1940

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian

Primary Address:

Type: Year built: 426 S SEATON ST

Contributor

'ear built: 1925

Property type/sub type: Industrial; Other
Architectural style: Industrial, Utilitarian

Primary Address: 440 S SEATON ST

Other Address: 431 S COLYTON ST

433 S COLYTON ST 439 S COLYTON ST 441 S COLYTON ST 432 S SEATON ST 436 S SEATON ST

Type: Contributor

Year built: 1920

Property type/sub type: Industrial; Other

Architectural style: Vernacular



Primary Address: 547 S SEATON ST

Type: Non-Contributor

Year built: 1963

Property type/sub type: Industrial; Other

Architectural style: No style



Primary Address: 702 E TRACTION AVE

Other Address: 734 E 3RD ST 738 E 3RD ST

740 E 3RD ST 740 E 3RD ST 742 E 3RD ST 744 E 3RD ST

Type: Non-Contributor

Year built: 1946

Property type/sub type: Commercial-Retail; Retail Store

Architectural style: Vernacular



Appendix C - Entitlement Submittal



CONCEPTUAL RENDERING

1100 E 5th St LOS ANGELES, CA 90013

ENTITLEMENT REQUEST March 01, 2019

OWNER: WW-5th & Seaton, LLC and XF-5th & Seaton, LLC
C/O Mayer Brown
350 South Grand Avenue,
25th Floor
Los Angeles, CA 90071

ARCHITECT:

hanson a

STRUCTURAL ENGINEER:

John Labib + Associates

LANDSCAPE ARCHITECT:
Design Workshop

MEP ENGINEER: IDS Group

DRAWING INDEX

CIVIL

L101....

L102...

L103...

L201...

L202...

L203...

L300 ..

L301...

L302...

L303...

A000	PLOT PLAN
	LEVEL B3 LOWER PLAN
	LEVEL B3 PLAN
A102	LEVEL B2 PLAN
	LEVEL B1 PLAN
A104	LEVEL 1 PLAN
A105	LEVEL 2 PLAN
A106	LEVEL 3 PLAN
A106 (OPT)	LEVEL 3 PLAN - OPTION
	LEVEL 4 PLAN
A108	LEVEL 5 PLAN (6-7 SIM.)
A109	LEVEL 8 PLAN
A110	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A202	RENDERING (5TH STREET)
	RENDERING (SEATON STREET)
A204	RENDERING (COURTYARD)
	SECTION
A206	SECTION
	PAR OPEN SPACE

....LEVEL 1 LANDSCAPE PLAN

....LEVEL 2 LANDSCAPE PLAN

....LEVEL 8 LANDSCAPE PLAN

....LEVEL 1 IRRIGATION PLAN

....LEVEL 2 IRRIGATION PLAN

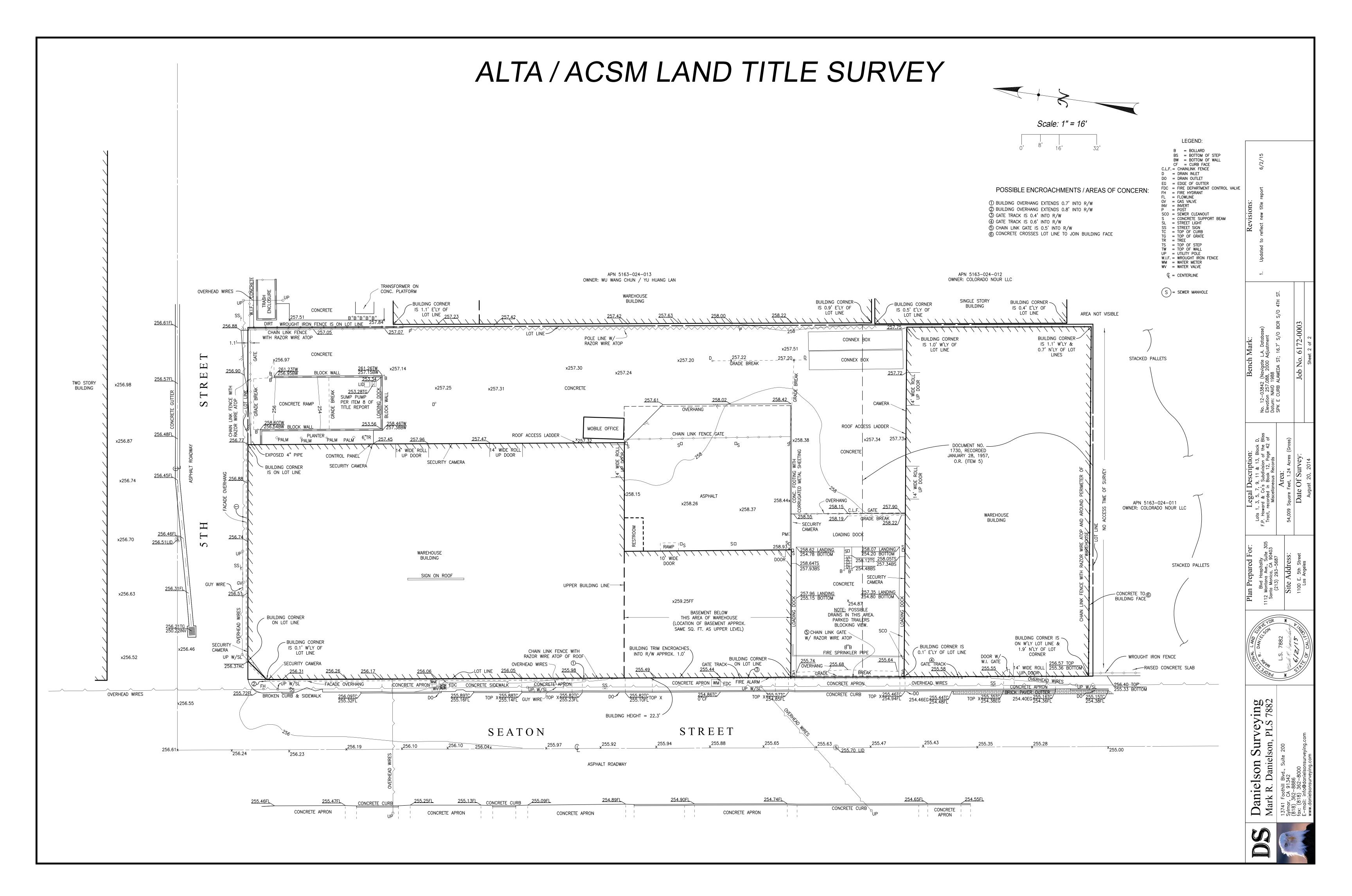
....LEVEL 8 IRRIGATION PLAN

.....LANDSCAPE ORDINANCE

....LEVEL 1 ILLUSTRATIVE PLAN

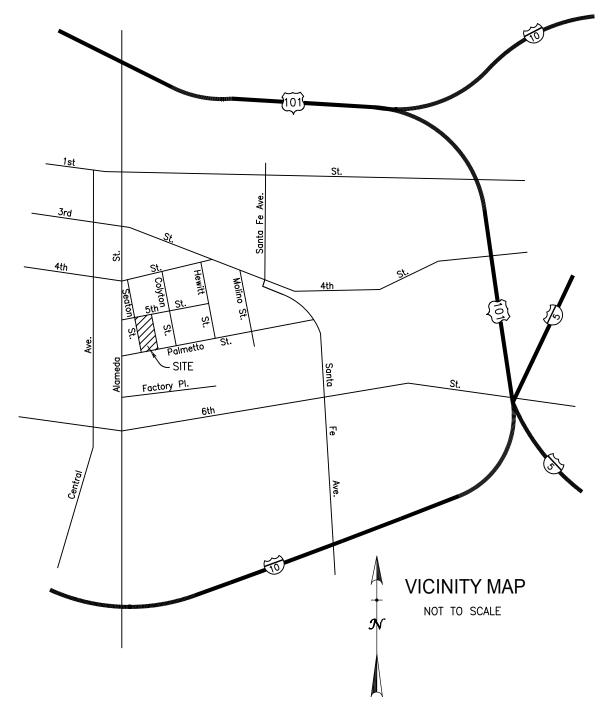
....LEVEL 2 ILLUSTRATIVE PLAN

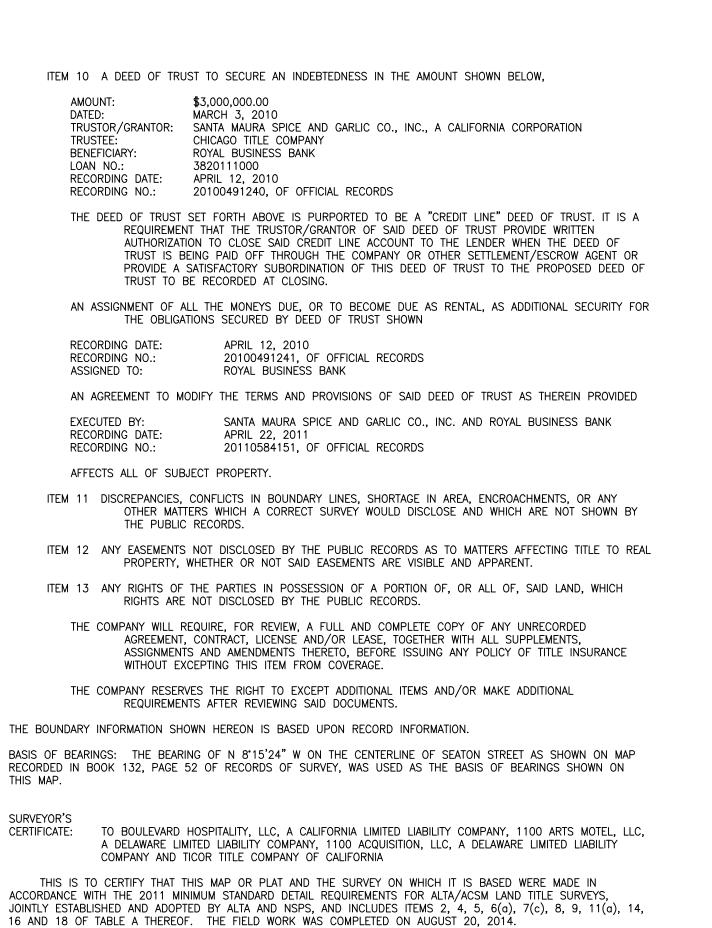
....LEVEL 8 ILLUSTRATIVE PLAN



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TITLE REPORT: TITLE REPORT PREPARED BY TICOR TITLE COMPANY OF CALIFORNIA, ORDER NO. 00258921-007-RV
                  DATED MAY 15, 2015 WAS USED AND IS A PART OF THIS SURVEY.
LEGAL DESCRIPTION: LOTS 1, 3, 5, 7, 9, 11 AND 13 IN BLOCK D OF F.P. HOWARD & CO'S SUBDIVISION OF THE
BLISS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP
 RECORDED IN BOOK 12, PAGE 42, MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
APN: 5163-024-009, 5163-024-014
EXCEPTIONS:
      ITEM 1 NOTE: PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES
                   THE AMOUNTS WERE:
          TAX IDENTIFICATION NO.: 5163-024-009
          INSTALLMENT AMOUNT
                                     PENALTY DUE DATE STATUS PAYMENT DATE BALANCE
                                    0.00 12/10/2014 PAID
10.00 4/10/2015 PAID
                        16.161.51
                        16,161.49
          AFFECTS: A PORTION OF THE LAND DESCRIBED HEREIN.
       ITEM 2 NOTE: PROPERTY TAXES FOR THE FISCAL YEAR SHOWN BELOW ARE PAID. FOR PRORATION PURPOSES
                   THE AMOUNTS WERE:
          TAX IDENTIFICATION NO.: 5163-024-014
                                     PENALTY DUE DATE STATUS PAYMENT DATE BALANCE
0.00 12/10/2014 PAID 10/31/14 0.00
10.00 4/10/2015 PAID 1/28/15 0.00
          INSTALLMENT
          AFFECTS: A PORTION OF THE LAND DESCRIBED HEREIN.
       ITEM 3 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 3 AND 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.
      ITEM 4 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
      ITEM 5 COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANT OR RESTRICTIONS, IF ANY.
                   INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL
                   ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN,
                   ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL
                   CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS,
                  EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE
                  LAW, AS SET FORTH IN THE DOCUMENT.
          RECORDING DATE: IN BOOK 53476 PAGE 446, OF OFFICIAL RECORDS
          SAID COVENANTS, CONDITIONS AND RESTRICTIONS PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT
                   THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE.
       ITEM 6 COVENANT AND AGREEMENT WHEREIN THE OWNERS AGREE TO HOLD SAID LAND AS ONE PARCEL AND
                  NOT TO SELL ANY PORTION THEREOF SEPERATELY. SAID COVENANT IS EXPRESSED TO RUN WITH
                   THE LAND AND BE BINDING UPON FUTURE OWNERS.
          RECORDING NO.: 84-450507, OF OFFICIAL RECORDS
          REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
          AFFECTS ALL OF SUBJECT PROPERTY.
       ITEM 7 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
                                  OCTOBER 30, 2003
                                  SANTA MAURA SPICE AND GARLIC CO., INC.
          TRUSTEE:
                                  ZIONS FIRST NATIONAL BANK
          BENEFICIARY:
                                  ZIONS FIRST NATIONAL BANK
          LOAN NO.:
                                  NOVEMBER 5, 2003
                                 03-3324769, OF OFFICIAL RECORDS
          RECORDING NO.:
          AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR
                  THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN
                                 NOVEMBER 5, 2003
03-3324770, OF OFFICIAL RECORDS
          RECORDING DATE:
          RECORDING NO.:
          ASSIGNED TO:
                                   ZIONS FIRST NATIONAL BANK
          AN AGREEMENT TO MODIFY THE TERMS AND PROVISIONS OF SAID DEED OF TRUST AS THEREIN PROVIDED
          EXECUTED BY: SANTA MAURA SPICE AND GARLIC CO., INC.
          RECORDING DATE: JANUARY 17, 2008
          RECORDING NO.: 20080099253, OF OFFICIAL RECORDS
          AFFECTS ALL OF SUBJECT PROPERTY.
      ITEM 8 MATTERS CONTAINED IN THAT CERTAIN DOCUMENT
                              AFFIDAVIT G1 - MAINTENANCE OF DRAINAGE DEVICES/STRUCTURES
                              OCTOBER 31, 2003
          EXECUTED BY:
                            SANTA MAURA SPICE
          RECORDING DATE: NOVEMBER 7, 2003
          RECORDING NO.: 03-3361910, OF OFFICIAL RECORDS
          REFERENCE IS HERBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
          SEE SHEET 2
       ITEM 9 A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,
                             $3,000,000.00
          TRUSTOR/GRANTOR: SANTA MAURA SPICE AND GARLIC CO., INC., A CALIFORNIA CORPORATION
                             CHICAGO TITLE COMPANY
          TRUSTEE:
          BENEFICIARY:
                             ROYAL BUSINESS BANK
          LOAN NO.:
                              3820111000
          RECORDING DATE: MARCH 12, 2010
          RECORDING NO.: 20100343717, OF OFFICIAL RECORDS
          THE DEED OF TRUST SET FORTH ABOVE IS PURPORTED TO BE A "CREDIT LINE" DEED OF TRUST. IT IS A
                  REQUIREMENT THAT THE TRUSTOR/GRANTOR OF SAID DEED OF TRUST PROVIDE WRITTEN
                   AUTHORIZATION TO CLOSE SAID CREDIT LINE ACCOUNT TO THE LENDER WHEN THE DEED OF
                   TRUST IS BEING PAID OFF THROUGH THE COMPANY OR OTHER SETTLEMENT/ESCROW AGENT OR
                  PROVIDE A SATISFACTORY SUBORDINATION OF THIS DEED OF TRUST TO THE PROPOSED DEED OF
                   TRUST TO BE RECORDED AT CLOSING.
          AFFECTS: A PORTION OF THE LAND DESCRIBED HEREIN.
          AN ASSIGNMENT OF ALL THE MONEYS DUE, OR TO BECOME DUE AS RENTAL, AS ADDITIONAL SECURITY FOR
                  THE OBLIGATIONS SECURED BY DEED OF TRUST SHOWN
          RECORDING DATE:
                                  MARCH 12, 2010
                                  20100343718, OF OFFICIAL RECORDS
          ASSIGNED TO:
                                  ROYAL BUSINESS BANK
          AFFECTS LOTS 1, 3, 5, 7, AND 9 AS SHOWN HEREON (APN 5163-024-009 ONLY)
```

ALTA / ACSM LAND TITLE SURVEY





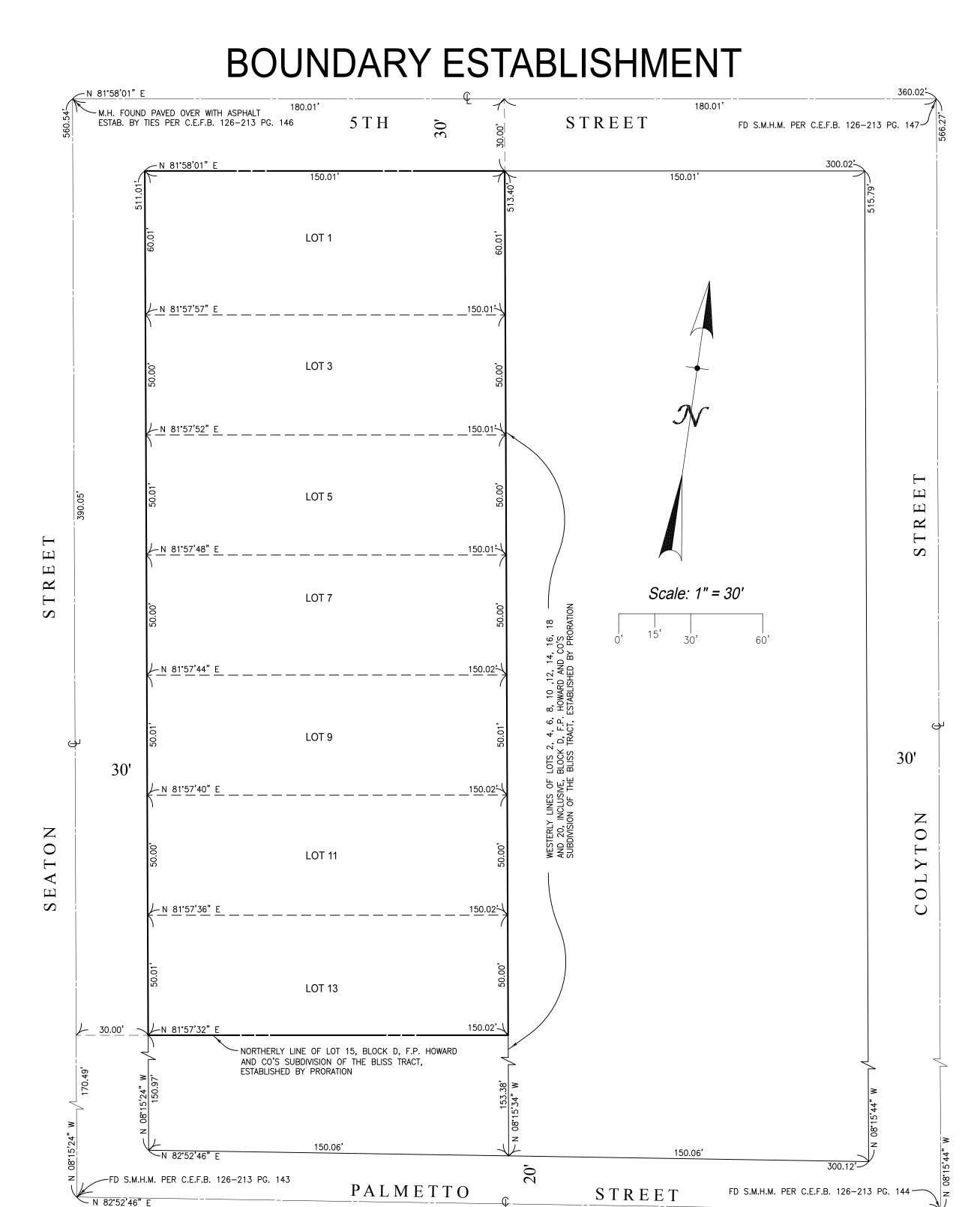
NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

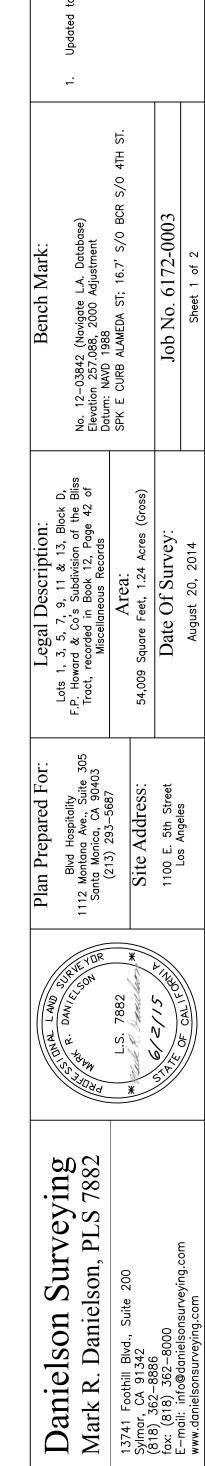
NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

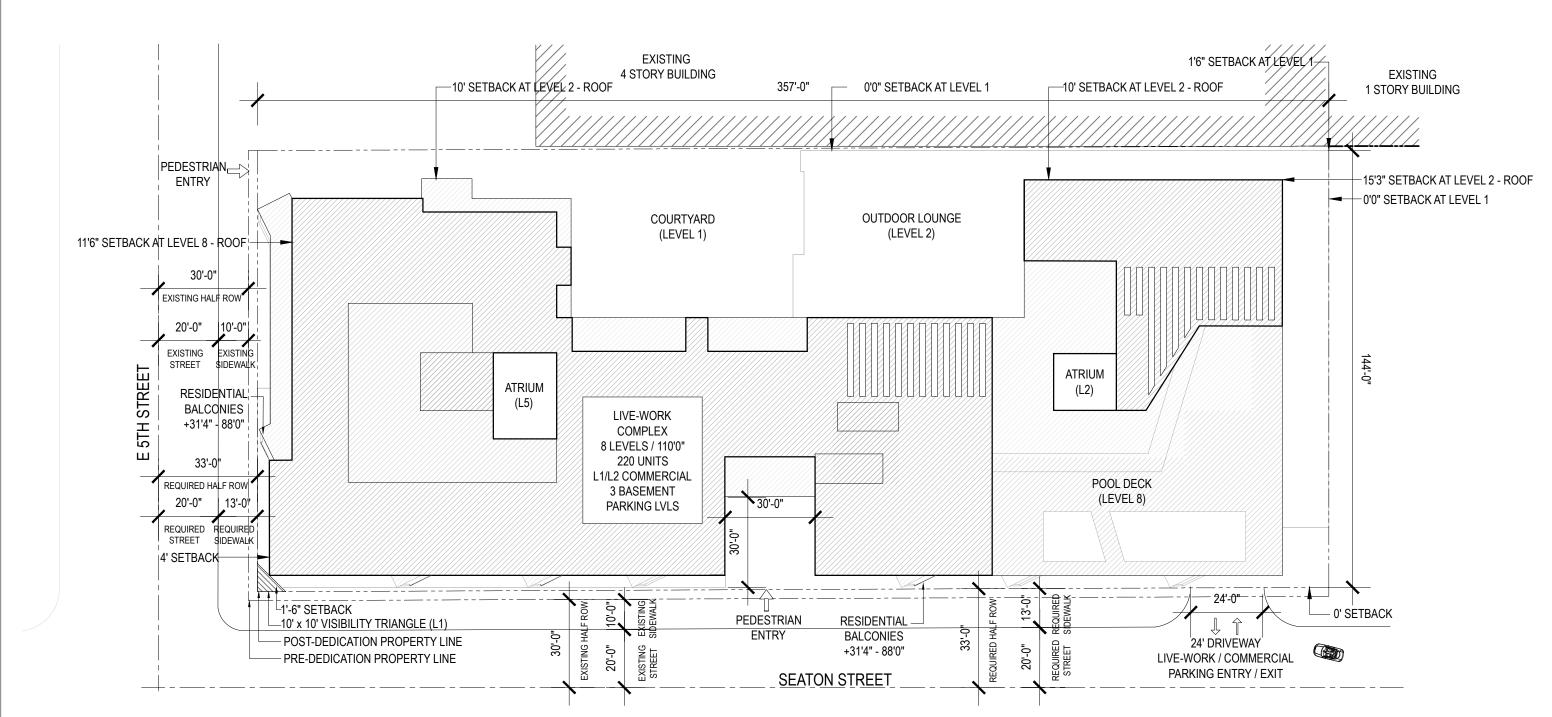
ISSUE NO. 2 ISSUE DATE: JUNE 2, 2015

MARK R. DANIELSON, P.L.S. 7882

CURRENT ZONING: M3-1







1 PLOT PLAN SCALE: 1/32"= 1'-0"

PROJECT SUMMARY

Existing Zone: M3-1-RIO Proposed Zone: C2-2-RIO

Existing Land Use: Heavy Industrial Proposed Land Use: Regional Center Commercial

Gross Site Area (Pre-Dedication): 54,009 SF Gross Site Area (Post-Dedication): 52,531 SF Base Density (1 Live-Work Unit per 200 SF):

Floor Area Allowed (Pre-Dedication): (54,009 SF x 6) Floor Area Allowed (Post-Dedication): (52,531 SF x 6) Floor Area Proposed:

FAR Allowed: **FAR Proposed:** (249,758 SF / 52,531 SF) Live-Work Units:

0-1 BD (Units < 1,000 SF) 2-3 BD (Units > 1,000 SF) Very Low Income Housing 11% of Units (25 Units)

Average Unit Size Recommended:

Trees Required: (220 Units / 4)

750 SF Min. Avg. **Art Production / Commercial Space Recommended: TOTAL = 18,500 SF** 150 SF x 50 units = 7,500 SF

50 SF x 120 units = 6,000 SF

Commercial Space Provided: Open Space Required:

TOTAL = 22,725 SF 100 SF per Live-Work Unit (0-1 BD)(Units < 1,000 SF) 191 Units x 100 SF = 19,100 SF 125 SF per Live-Work Unit (2-3 BD)(Units > 1,000 SF) 29 units x 125 SF = 3,625 SF TOTAL = 22,725 SF

Open Space Provided: TOTAL = 22,725 SF Private Open Space 900 SF Outdoor Communal Space 18,719 SF Indoor Communal Space (Max. 25% of Required Total (5,682 SF)) 3,106 SF

Trees Provided: 57 Trees **Total Parking Required (Density Bonus OPT. 1):** 342 Spaces Live-Work (0-1 BD)(Units <1,000 SF) 191 Spaces (1 Space per Unit) Live-Work (2-3 BD)(Units >1,000 SF) 58 Spaces (2 Spaces per Unit)

Commercial Parking (2 Spaces per 1,000 SF) Enterprise Zone 2129 381 Spaces **Total Parking Provided:** Accessible: 11 Spaces (2 van) Live-Work 249 Spaces Commercial 93 Spaces Additional Visitor Parking 3 Spaces Additional Commercial Parking 36 Spaces

Live-Work Bike Parking Required: 143 Spaces 1 Short-Term Space 13 Spaces 1 Long-Term Space 130 Spaces Commercial Bike Parking Required: 46 Spaces 1 Short-Term Space per 2,000 SF (46,548 SF / 2,000 SF) 23 Spaces 1 Long-Term Space per 2,000 SF (46,548 SF / 2,000 SF) 23 Spaces 189 Spaces

Total Bike Parking: Live-Work Short Term 13 Spaces Live-Work Long Term 130 Spaces Commercial Short Term 23 Spaces Commercial Long Term 23 Spaces PROJECT SUMMARY - INCREASED COMMERCIAL FLEXIBILITY OPTION

Existing Zone: M3-1-RIO Proposed Zone: C2-2-RIO

54,009 SF / 200 SF = **270 Units**

324,054 SF

315,186 SF

249,758 SF

220 units

46,548 SF

55 Trees

93 Spaces

Enterprise Zone 2129

Live-Work Long Term

Commercial Short Term

Commercial Long Term

100 SF x 50 units = 5,000 SF

191 units

Existing Land Use: Heavy Industrial Proposed Land Use: Regional Center Commercial

Art Production / Commercial Space Recommended:

100 SF per Live-Work Unit (0-1 BD)(Units < 1,000 SF)

125 SF per Live-Work Unit (2-3 BD)(Units > 1,000 SF)

Gross Site Area (Pre-Dedication): 54,009 SF Gross Site Area (Post-Dedication): 52,531 SF Base Density (1 Live-Work Unit per 200 SF):

54,009 SF / 200 SF = **270 Units**

TOTAL = 17,500 SF

150 SF x 50 units = 7,500 SF

Floor Area Allowed (Pre-Dedication): (54,009 SF x 6) 324,054 SF Floor Area Allowed (Post-Dedication): (52,531 SF x 6) 315,186 SF Floor Area Proposed: 249,758 SF FAR Allowed: 6.0

FAR Proposed: (249,758 SF / 52,531 SF) 4.75 **Live-Work Units:** 200 units 0-1 BD (Units < 1,000 SF) 173 units 2-3 BD (Units > 1,000 SF) 27 units

Very Low Income Housing 11% of Units (22 Units) 792 SF **Average Unit Size Recommended:** 750 SF Min. Avg.

100 SF x 50 units = 5,000 SF 50 SF x 100 units = 5,000 SF **Commercial Space Provided:** 64,313 SF **Open Space Required: TOTAL = 20,675 SF**

Open Space Provided: TOTAL = 22,725 SF Private Open Space 900 SF 18,719 SF Outdoor Communal Space Indoor Communal Space (Max. 25% of Required Total (5,169 SF) 3,106 SF

50 Trees Trees Required: (200 Units / 4) 57 Trees Trees Provided: Total Parking Required (Density Bonus OPT. 1): 356 Spaces Live-Work (0-1 BD)(Units <1,000 SF) 173 Spaces (1 Space per Unit) Live-Work (2-3 BD)(Units >1,000 SF) 54 Spaces (2 Spaces per Unit) Commercial Parking (2 Spaces per 1,000 SF) 129 Spaces

Total Parking Provided: 381 Spaces Accessible: 11 Spaces (2 van) 227 Spaces Commercial 129 Spaces Additional Visitor Parking 3 Spaces Additional L/W Parking 22 Spaces

Live-Work Bike Parking Required: 138 Spaces 1 Short-Term Space 13 Spaces 1 Long-Term Space 125 Spaces **Commercial Bike Parking Required:** 64 Spaces 1 Short-Term Space per 2,000 SF (64,313 SF / 2,000 SF) 32 Spaces 1 Long-Term Space per 2,000 SF (64,313 SF / 2,000 SF) 32 Spaces **Total Bike Parking:** 202 Spaces Live-Work Short Term 13 Spaces

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1100 E 5TH STREET

1100 E 5TH STREET LOS ANGELES, CA 90013

C/O MAYER BROWN

25TH FLOOR

OWNER

SUITE 1002

ARCHITECT

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC

350 SOUTH GRAND AVENUE

LOS ANGELES, CA 90071

hansonla

ARCHITECTURE

724 SOUTH SPRING STREET

LOS ANGELES, CA 90014

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

319 MAIN STREET

STRUCTURAL ENGINEER

SUITE 701

IDS GROUP

SUITE 130

IRVIINE, CA 92606

LANDSCAPE ARCHITECT

DESIGN WORKSHOP

724 SOUTH SPRING STREET

LOS ANGELES, CA 90014

No. Date Description

PLOT PLAN

A000

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173 Units x 100 SF = 17,300 SF 1 PETERS CANYON ROAD 27 units x 125 SF = 3,375 SF TOTAL = 20,675 SF NOT FOR CONSTRUCTION 125 Spaces 32 Spaces 32 Spaces

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

OWNER

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724 SOUTH SPRING STREET **SUITE 1002** LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET **SUITE 701** LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 **IRVIINE, CA 92606**

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LEVEL B3 LOWER PLAN

6 TYPICAL RAMP DIAGRAM

"CYCLE SAFE" VERTICAL WALL RACK FRAME

VAN

4 ADA PARKING DIAGRAM

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

12'-0" | 5'-0" | | 9'-0" | 5'-0" |

3 TYPICAL PARKING DIAGRAM

8'-6" ALLOWABLE OBSTRUCTION CLEARANCE

R = 20

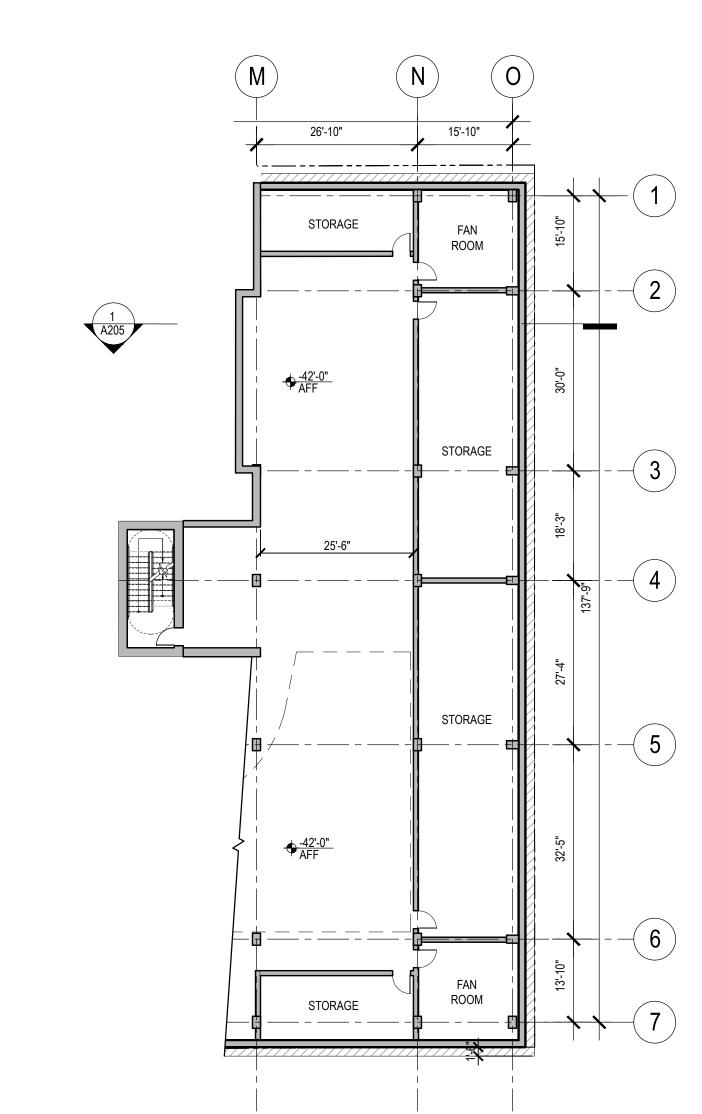
SCALE: 1/16"= 1'-0"

2 TYPICAL TURNING RADIUS DIAGRAM

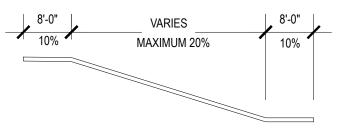
SCALE: 1/16"= 1'-0"

FULL SIZE PARKING LAYOUT

AND DRIVE AISLE



* NOTE: PARKING PLANS SHOWN MEET THE MAXIMUM PARKING REQUIREMENTS, INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.



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

(REFERENCE "CYCLE SAFE" OR SIMILAR)

VERTICAL BICYCLE PARKING DIAGRAM SCALE: 1/16"= 1'-0"

LEVEL B3 LOWER PLAN

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

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724 SOUTH SPRING STREET SUITE 1002

LOS ANGELES, CA 90014 ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

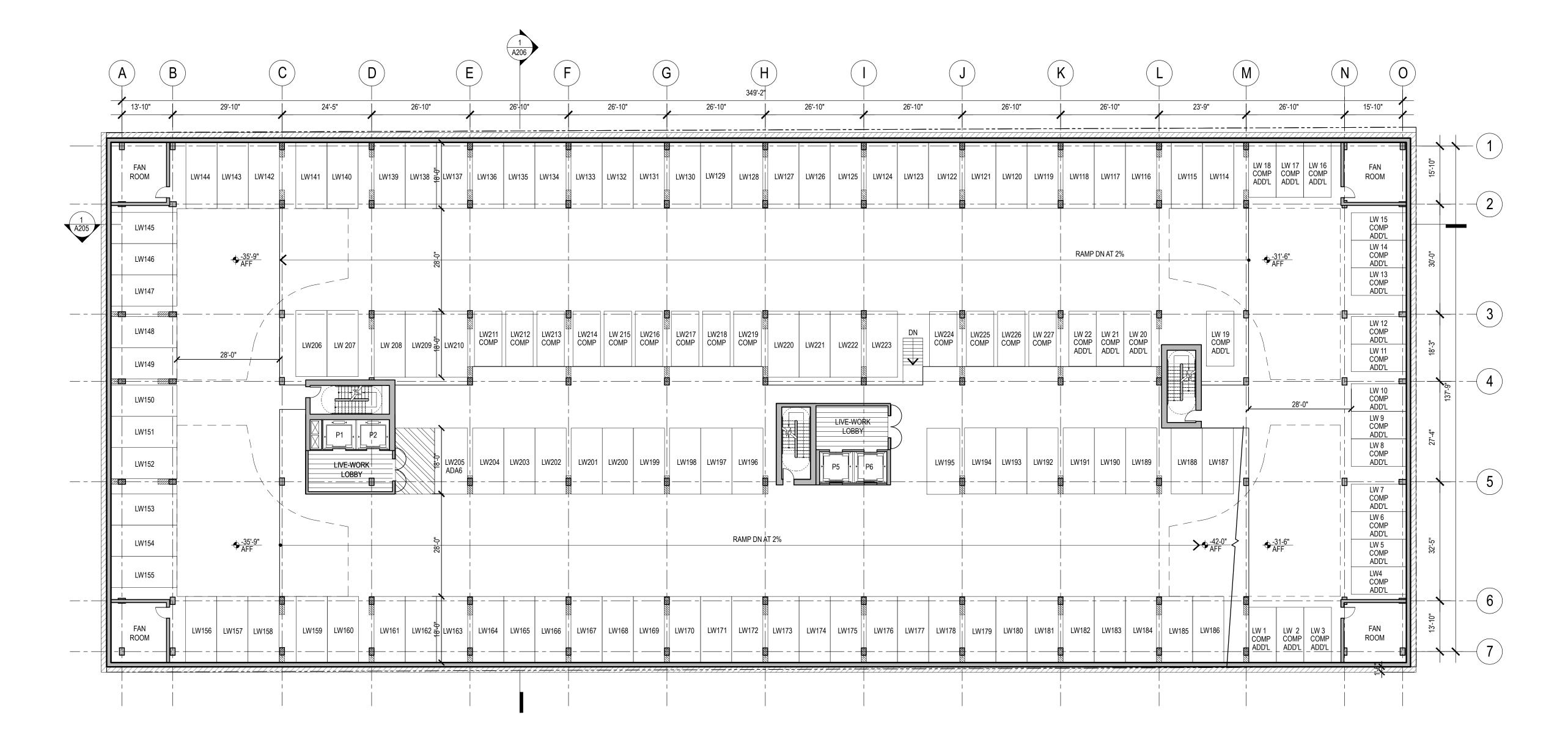
IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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LEVEL B3 PLAN





724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

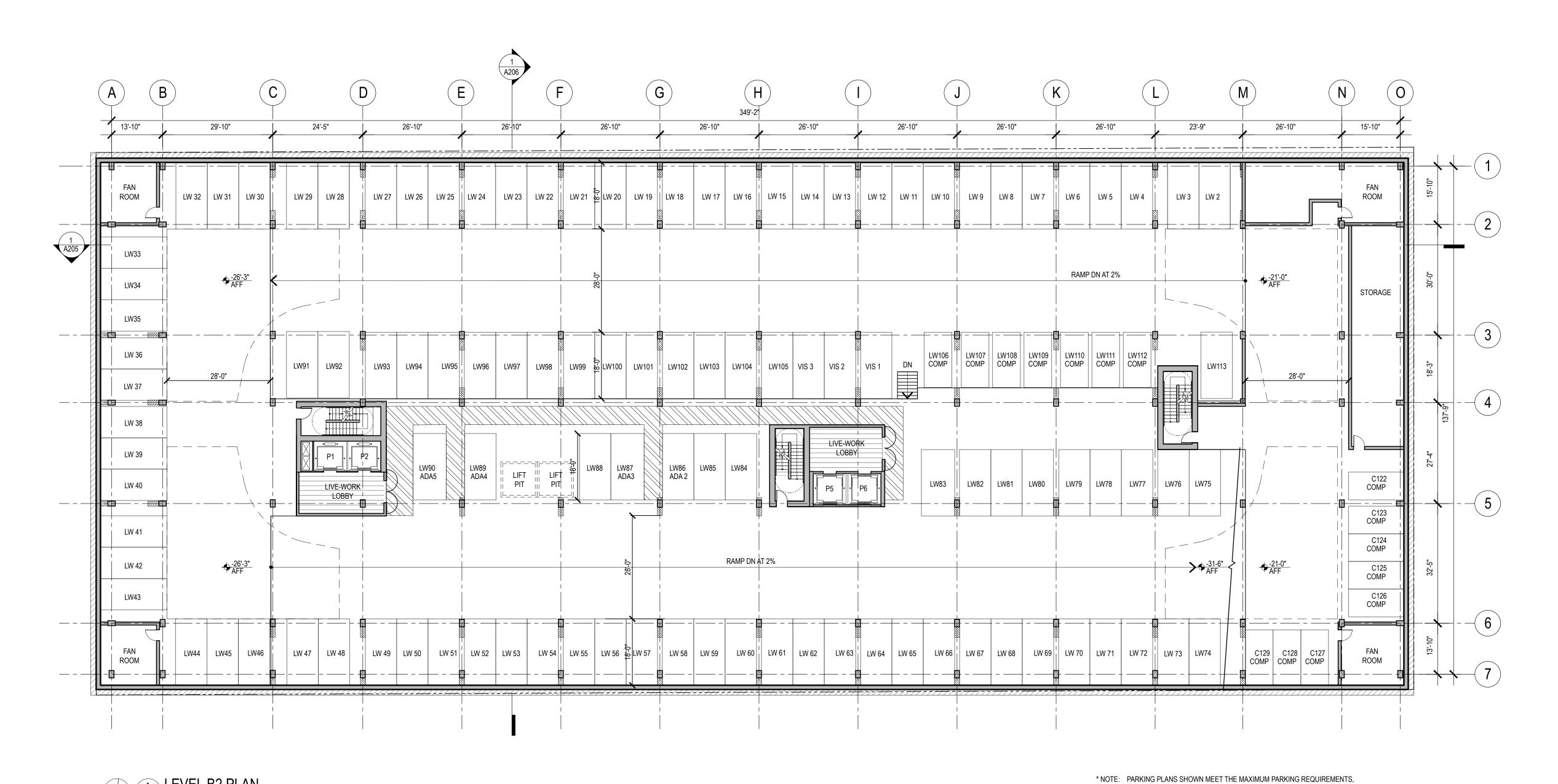
IDS GROUP 1 PETERS CANYON ROAD SUITE 130 **IRVIINE, CA 92606**

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LEVEL B2 PLAN



1 LEVEL B2 PLAN
SCALE: 1/16"= 1'-0"

INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.

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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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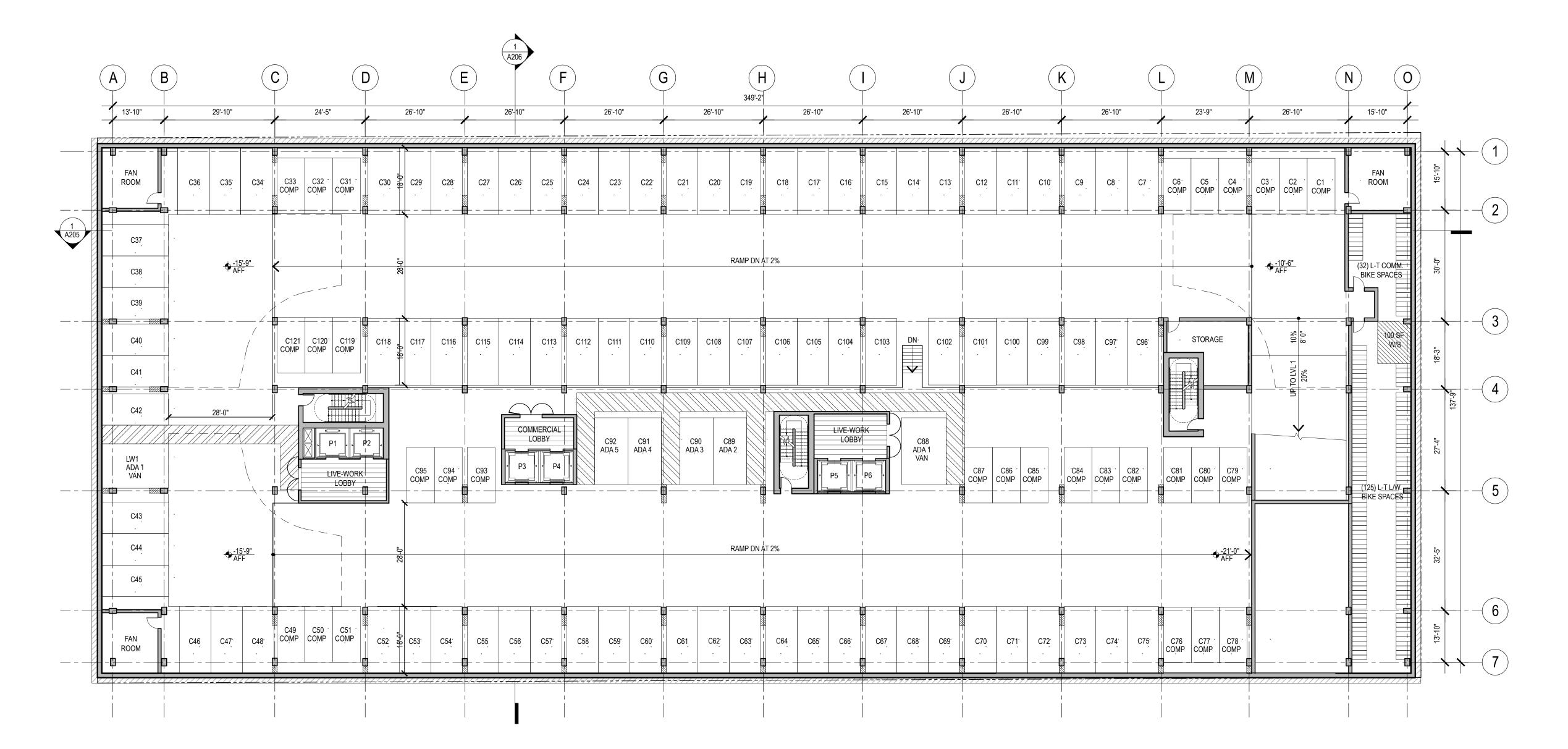
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LEVEL B1 PLAN

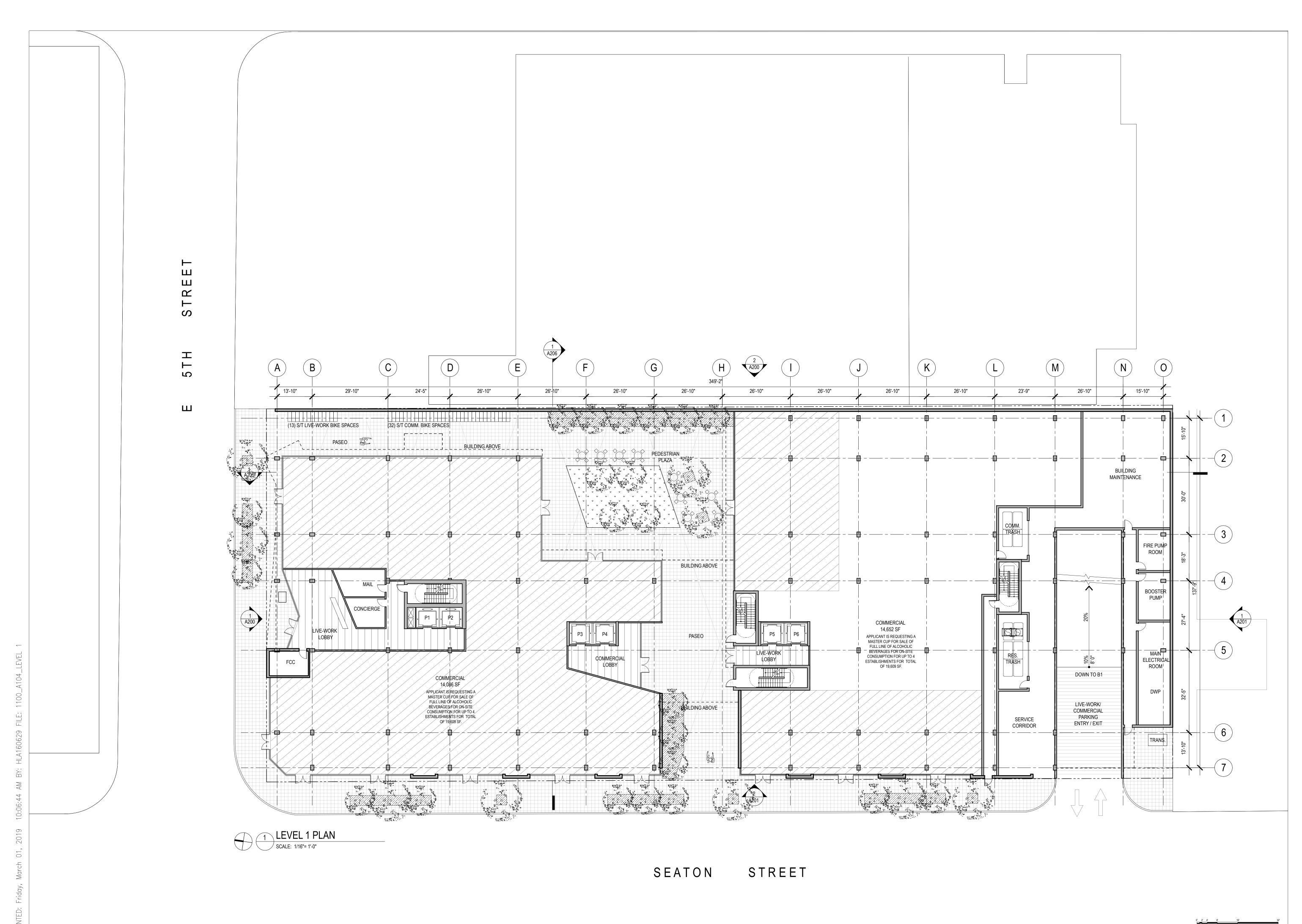
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* NOTE: PARKING PLANS SHOWN MEET THE MAXIMUM PARKING REQUIREMENTS, INCREASED COMMERCIAL FLEXIBILITY OPTION REPRESENTED.

REASED COMMERCIAL FLEXIBILITY OPTION REPRESENTI



1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

ELES, CA 9007

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ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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LEVEL 1 PLAN

A104

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724 SOUTH SPRING STREET **SUITE 1002** LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET **SUITE 701** LOS ANGELES, CA 90014

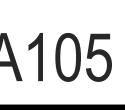
LANDSCAPE ARCHITECT

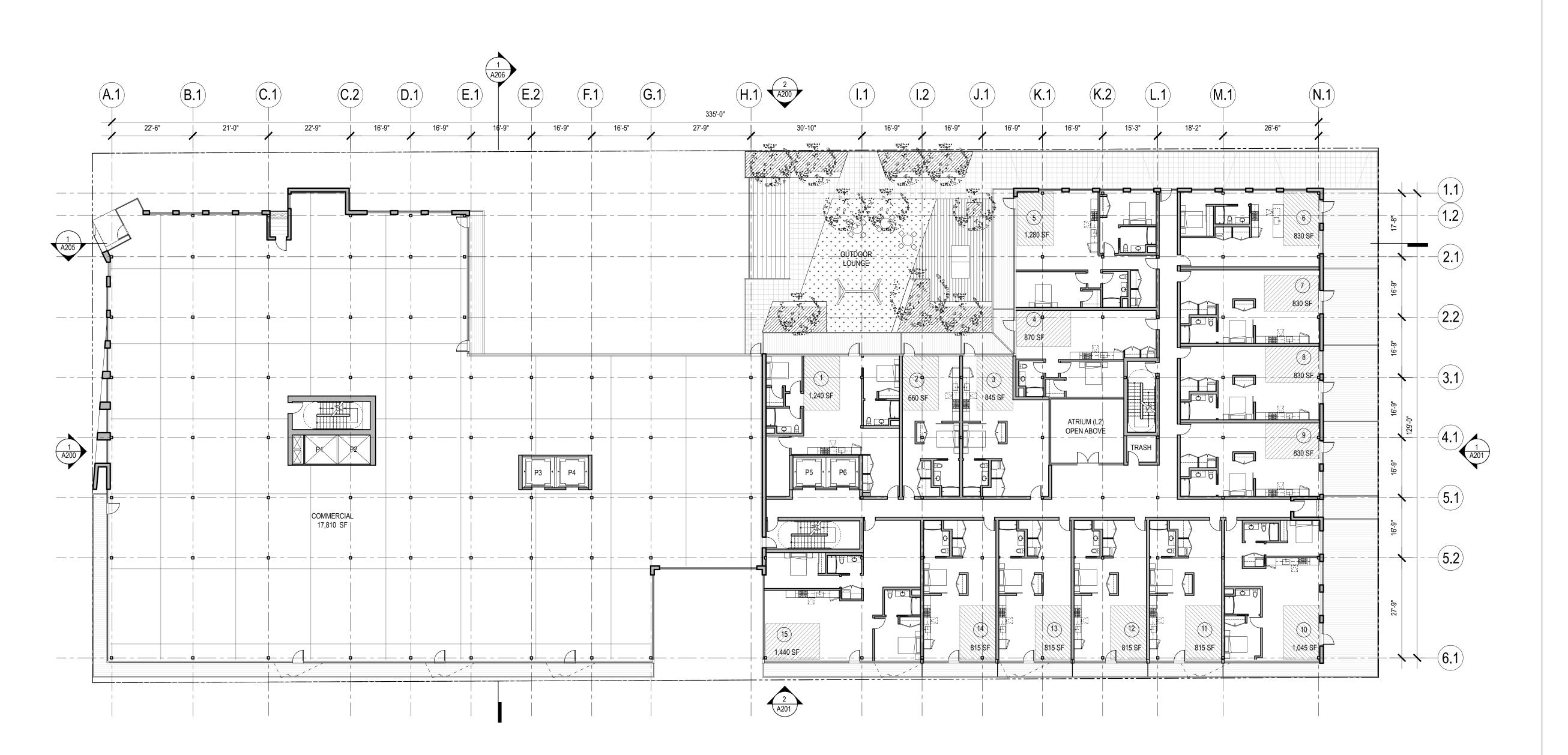
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LEVEL 2 PLAN





724 SOUTH SPRING STREET **SUITE 1002** LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES **319 MAIN STREET**

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET LOS ANGELES, CA 90014

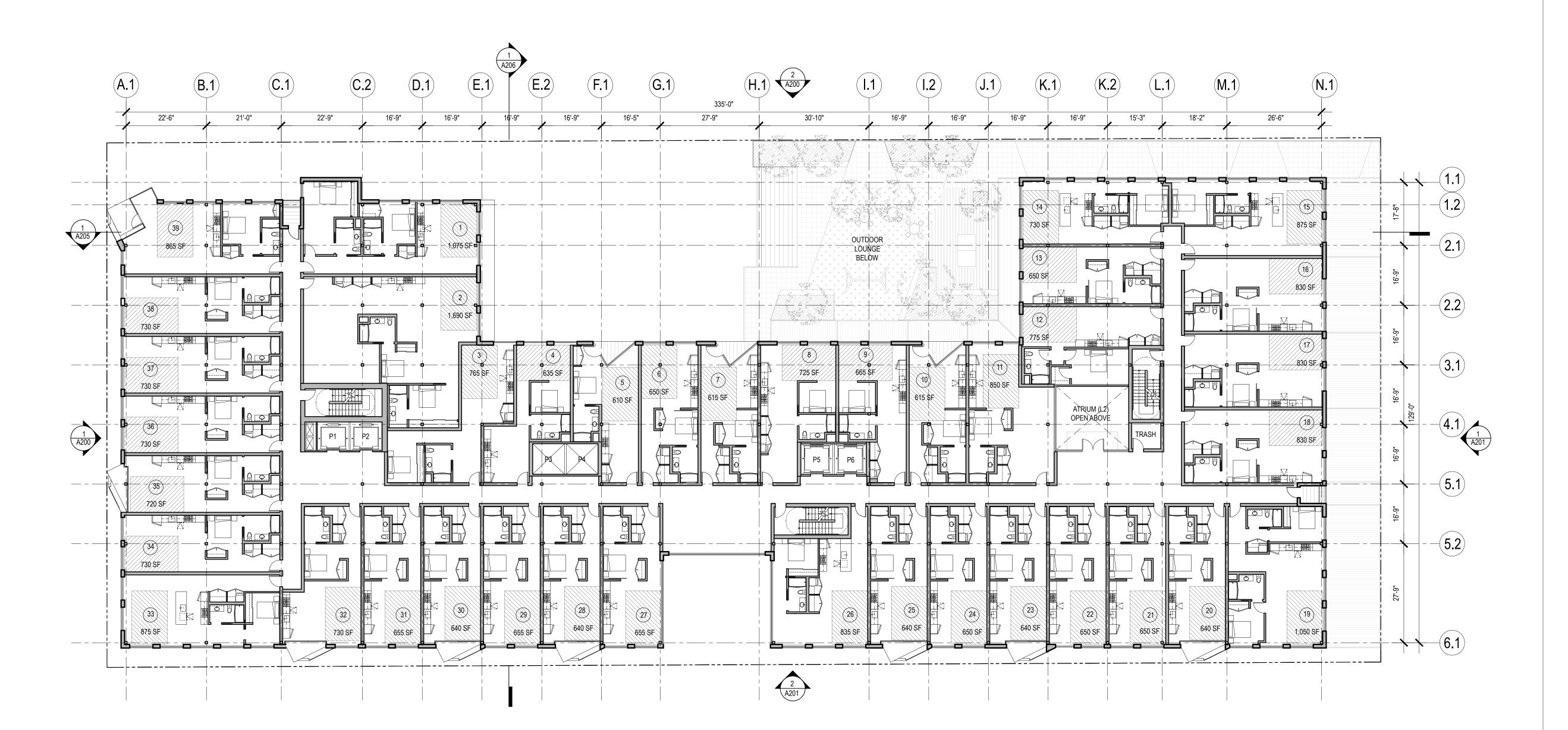
LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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LEVEL 3 PLAN





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724 SOUTH SPRING STREET **SUITE 1002** LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

STRUCTURAL ENGINEER

EL SEGUNDO, CA 90245

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET LOS ANGELES, CA 90014

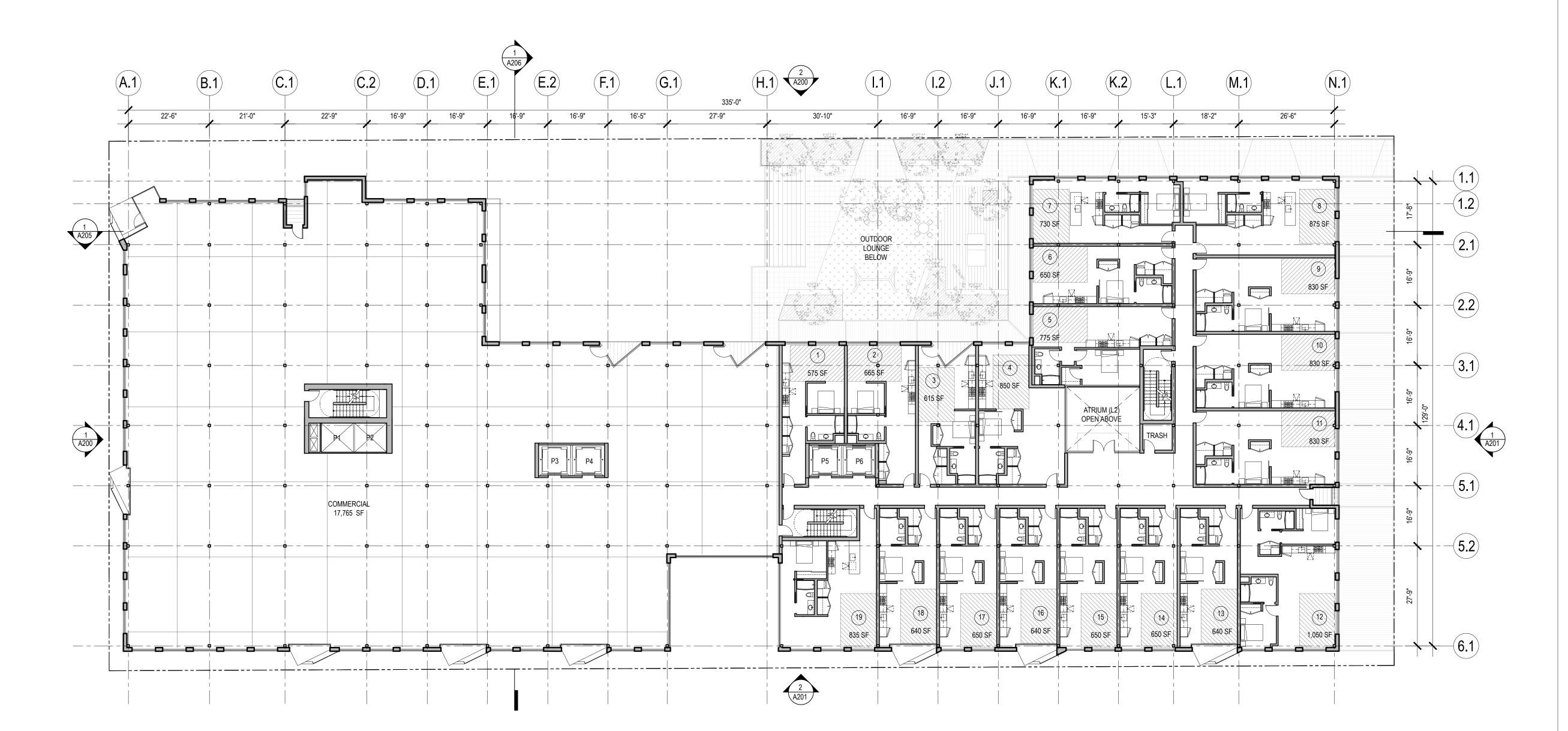
LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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LEVEL 3 PLAN - OPTION

A106 (OPT)



724 SOUTH SPRING STREET **SUITE 1002** LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

STRUCTURAL ENGINEER

EL SEGUNDO, CA 90245

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET LOS ANGELES, CA 90014

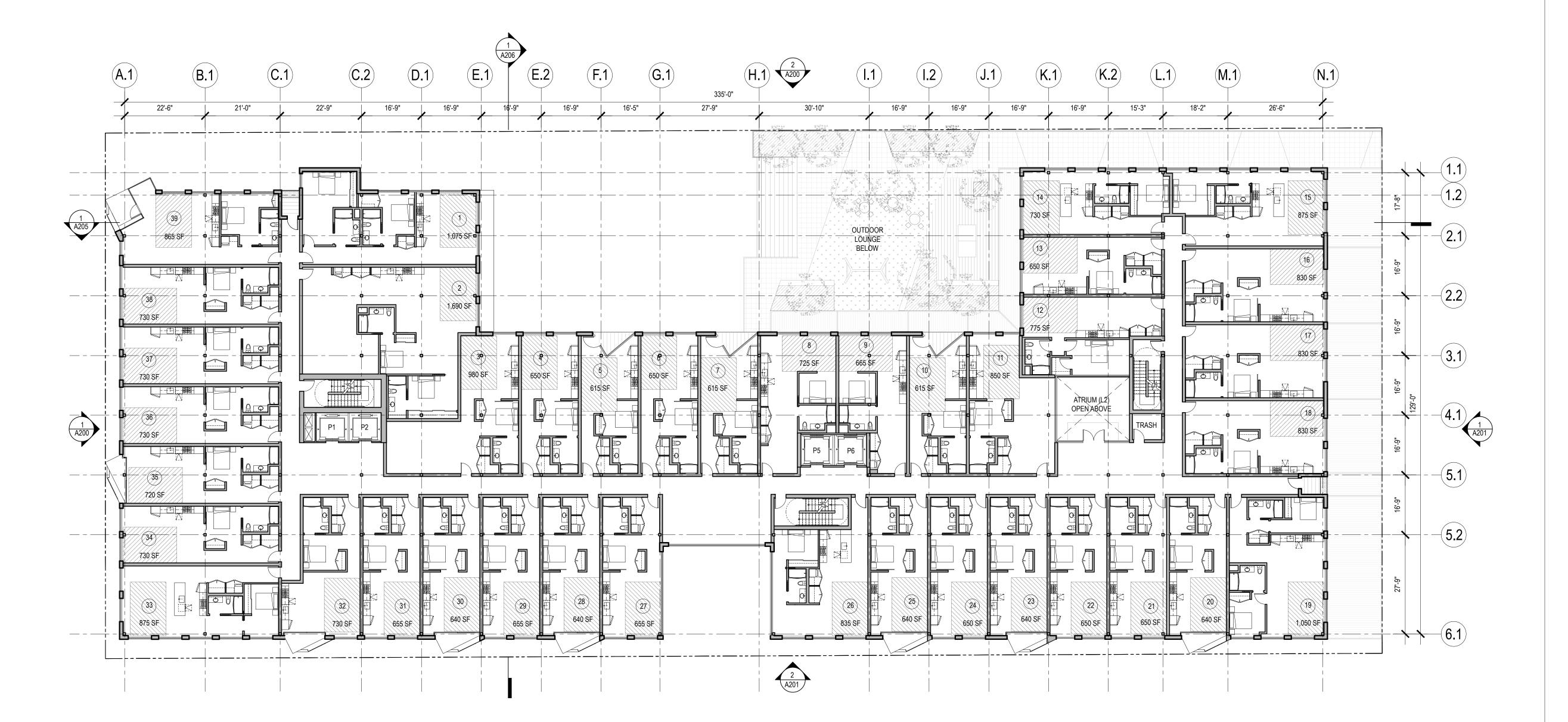
LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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LEVEL 4 PLAN





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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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LEVEL 5 PLAN (6-7 SIM.)

A108

1 LEVEL 5 PLAN (6-7 SIM.)
SCALE: 1/16"= 1'-0"

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

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724 SOUTH SPRING STREET SUITE 1002

LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

STRUCTURAL ENGINEER

EL SEGUNDO, CA 90245

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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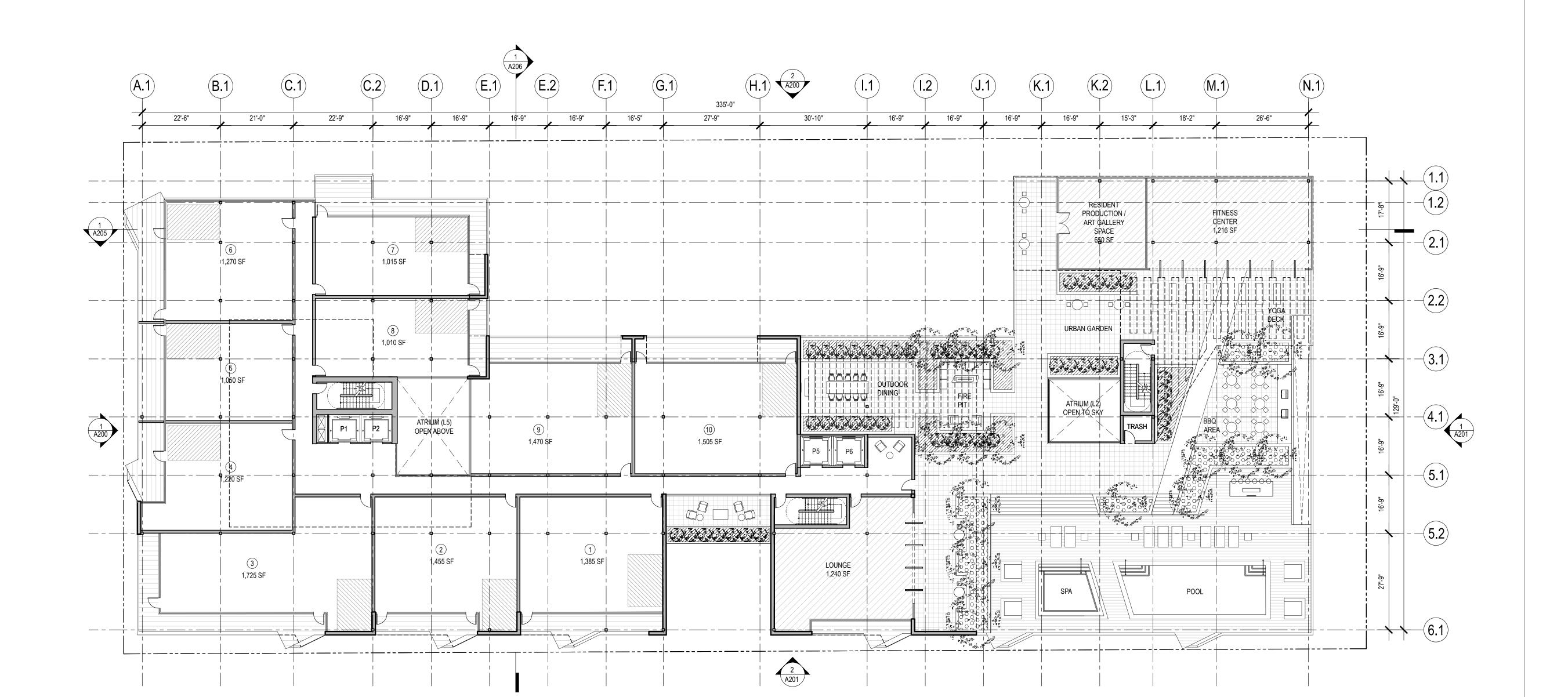
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LEVEL 8 PLAN

A10





1 LEVEL 8 PLAN

SCALE: 1/16 " = 1'0"

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

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ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

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DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

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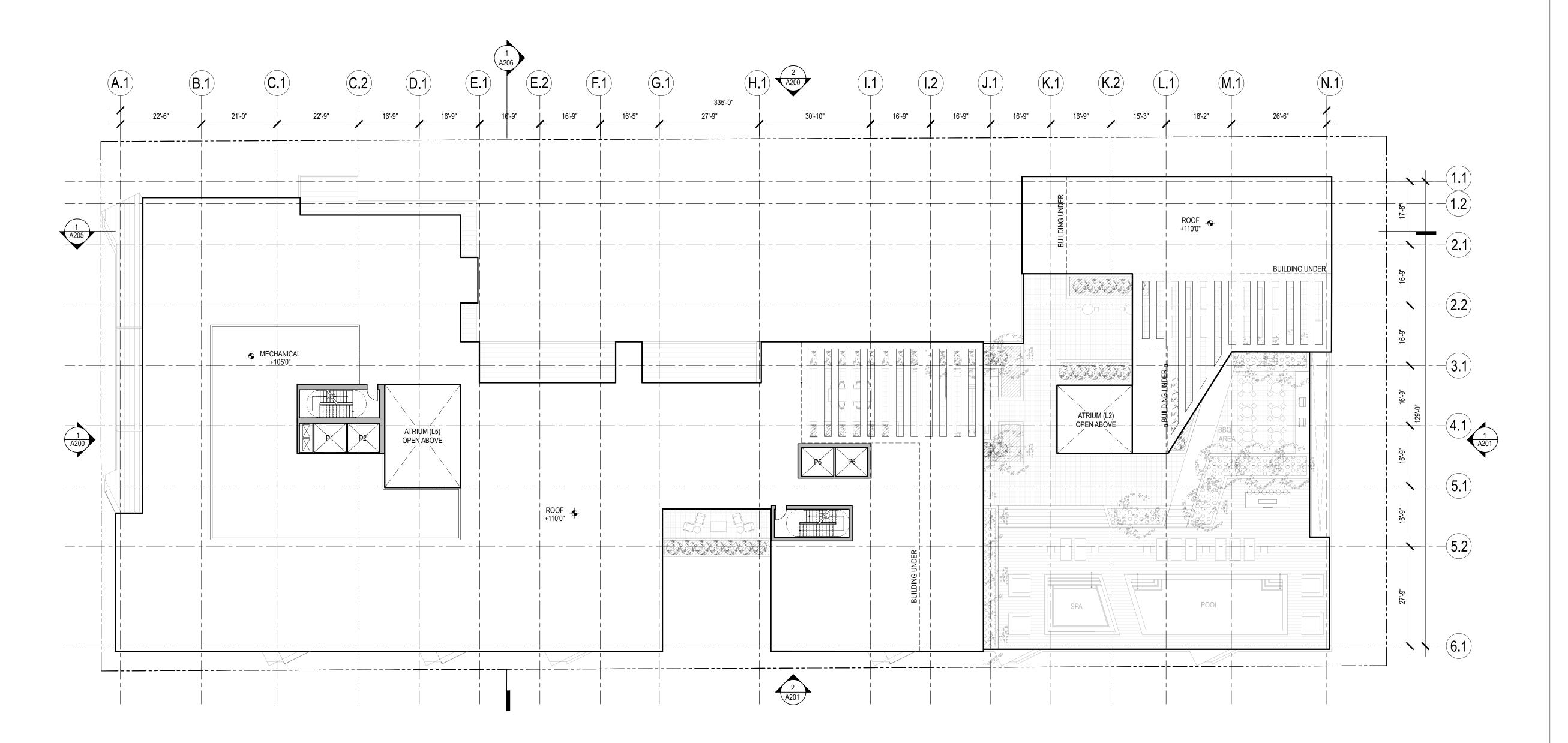
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ROOF PLAN

A110





1 ROOF PLAN

SCALE: 1/16 " = 1'0"

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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ELEVATIONS

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724 SOUTH SPRING STREET **SUITE 1002** LOS ANGELES, CA 90014

ARCHITECT

319 MAIN STREET EL SEGUNDO, CA 90245

JOHN LABIB + ASSOCIATES

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET **SUITE 701** LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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ELEVATIONS

A201





1100 E 5TH STREET LOS ANGELES, CA 90013

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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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RENDERING (5TH STREET)

A202

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

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STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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RENDERING (SEATON STREET)

A203

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

OWNE

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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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RENDERING (COURTYARD)

A204

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724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

STRUCTURAL ENGINEER

319 MAIN STREET EL SEGUNDO, CA 90245

DESIGN WORKSHOP 724 SOUTH SPRING STREET **SUITE 701** LOS ANGELES, CA 90014

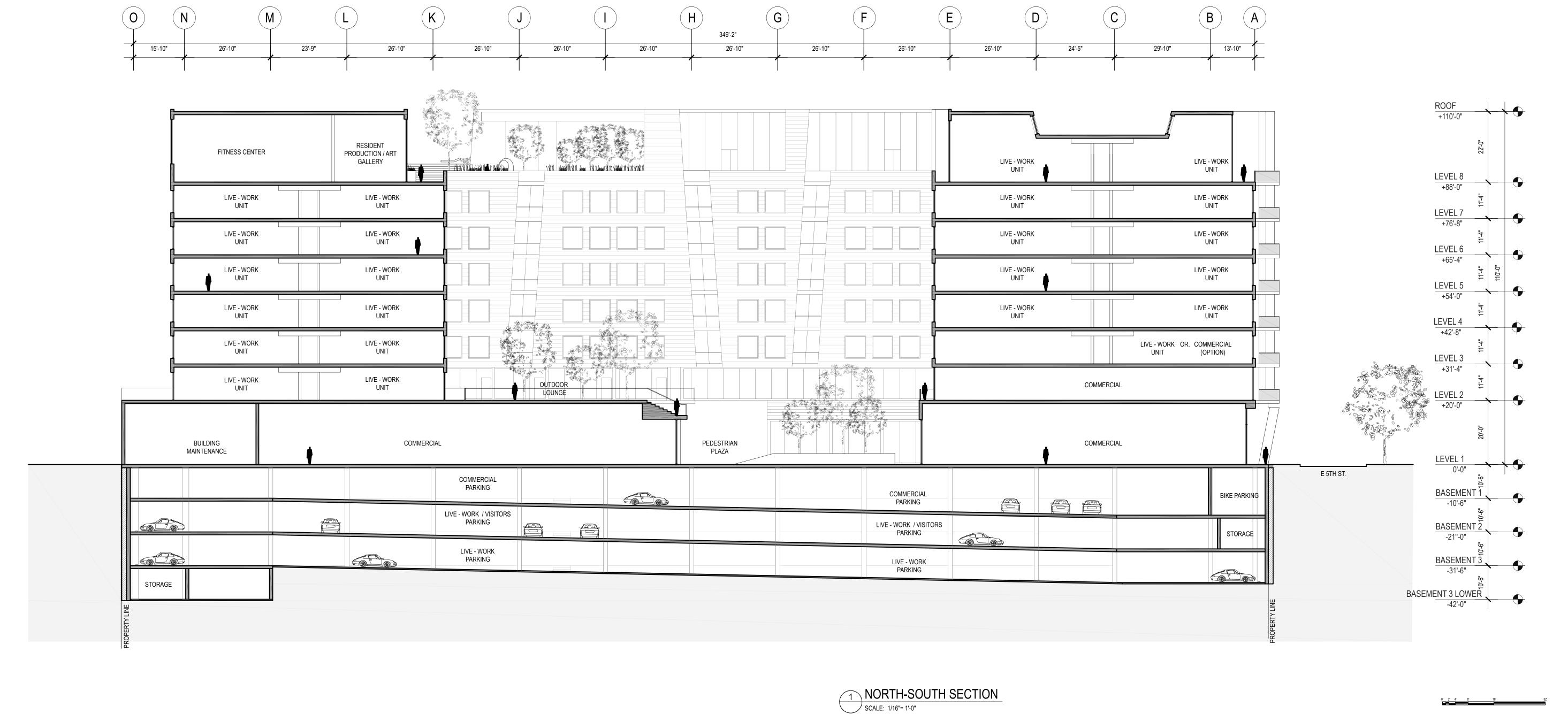
LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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SECTION



1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

hansonla ARCHITECTURE

724 SOUTH SPRING STREET SUITE 1002

LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET **SUITE 701** LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

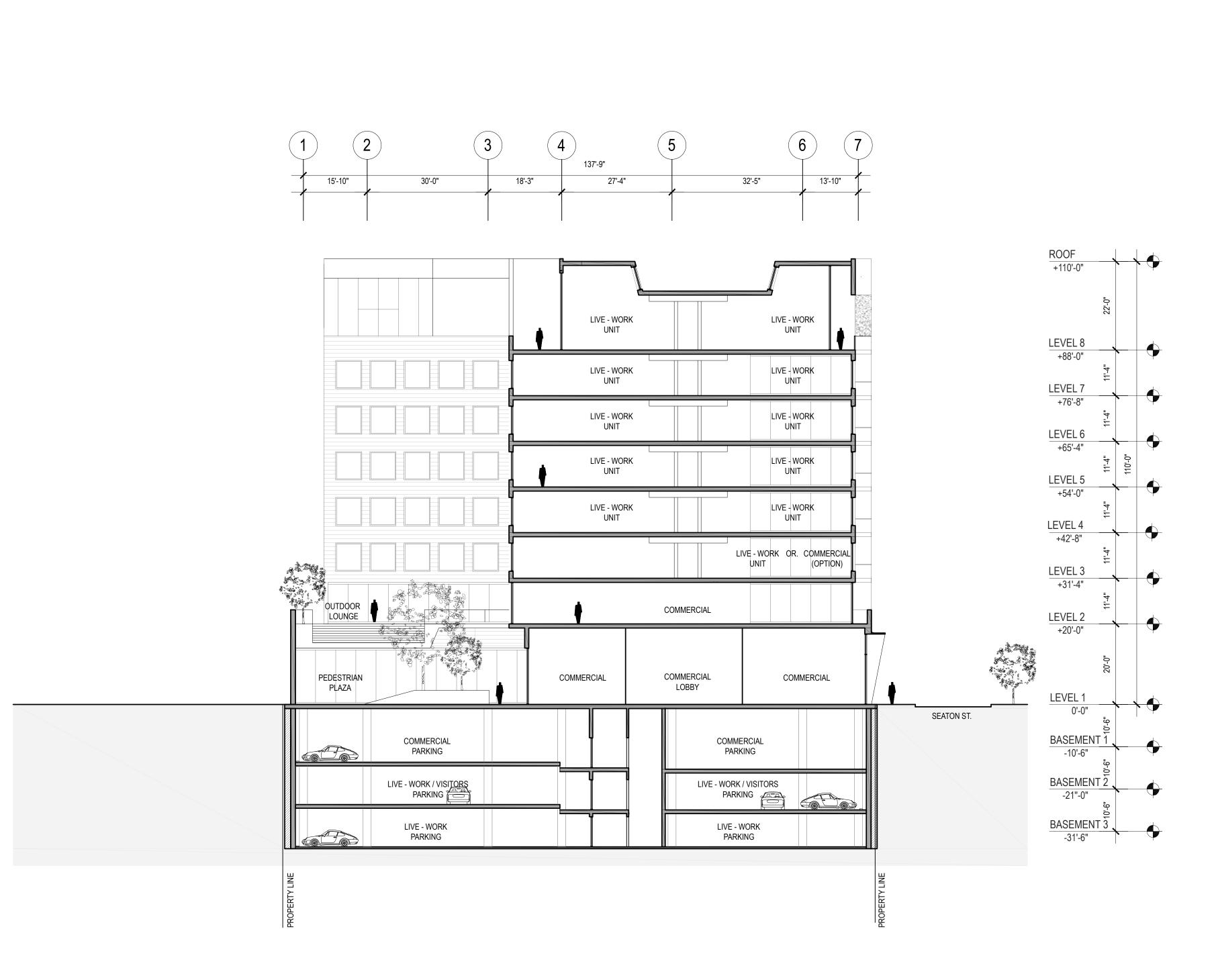
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1 PETERS CANYON ROAD SUITE 130 **IRVIINE, CA 92606**

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SECTION





1 EAST-WEST SECTION SCALE: 1/16"= 1'-0"

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP SUITE 130 **IRVIINE, CA 92606**

hansonla ARCHITECTURE **724 SOUTH SPRING STREET**

> EL SEGUNDO, CA 90245 STRUCTURAL ENGINEER

1 PETERS CANYON ROAD

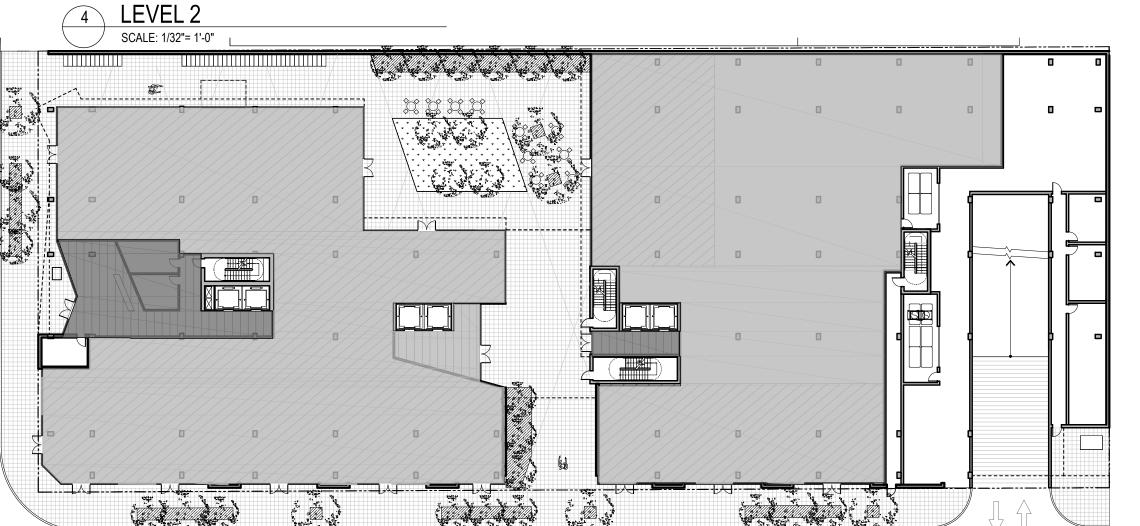
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FAR

A300

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



RES. PRODUCTION /

ART GALLERY

FLOOR AREA

650.0 SQ. FT.

0

0

0

650 SQ. FT.

19004 SQ. FT.

33090 SQ. FT.

33090 SQ. FT.

33090 SQ. FT.

33629 SQ. FT.

33435 SQ. FT.

33480 SQ. FT.

30748 SQ. FT.

249758 SQ. FT.

COMMERCIAL

FLOOR AREA

17810 SQ. FT.

28738.0 SQ. FT.

46,548 SQ. FT.

FAR CALCULATIONS

FLOOR AREA ALLOWED:

52,531 SF x 6= 315,186 SF

FLOOR AREA PROPOSED:

249,758 SF / 52,531 SF= 4.75

TOTAL ART PRODUCTION /

COMMERCIAL RECOMMENDED:

TOTAL COMMERCIAL PROVIDED:

LIVE-WORK FLOOR AREA

COMMERCIAL FLOOR AREA RESIDENT PRODUCTION / ART GALLERY SPACE FLOOR AREA

FAR CALCULATIONS

FLOOR AREA ALLOWED:

52,531 SF x 6= 315,186 SF

FLOOR AREA PROPOSED:

249,758 SF / 52,531 SF= 4.75

TOTAL ART PRODUCTION /

17,500 SF

64,313 SF

COMMERCIAL RECOMMENDED:

TOTAL COMMERCIAL PROVIDED:

FLOOR AREA

RES. PRODUCTION / LIVE-WORK LEVEL ART GALLERY TOTAL FLOOR AREA FLOOR AREA 18546.0 SQ. FT. 650.0 SQ. FT. 33090.0 SQ. FT. 33090.0 SQ. FT. 0 33090.0 SQ. FT. 0 33629 SQ. FT. 0 17765.0 SQ. FT. 15670.0 SQ. FT. 15670.0 SQ. FT. 17810.0 SQ. FT. 2010.0 SQ. FT. 28738.0 SQ. FT.

LEVEL 8 19196 SQ. FT. LEVEL 7 33090 SQ. FT. LEVEL 6 33090 SQ. FT. LEVEL 5 33090 SQ. FT. LEVEL 4 33629 SQ. FT. LEVEL 3 33435 SQ. FT. LEVEL 2 33480 SQ. FT. LEVEL 1 30748 SQ. FT. TOTAL 64,313 SQ. FT. 249,758 SQ. FT. 184795 SQ. FT. 650 SQ. FT.

FAR CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

LIVE-WORK

FLOOR AREA

18354 SQ. FT.

33090 SQ. FT.

33090 SQ. FT.

33090 SQ. FT.

33629 SQ. FT.

33435 SQ. FT.

15670.0 SQ. FT.

2010.0 SQ. FT.

202368 SQ. FT.

² FAR CALCULATIONS

3 LEVEL 1

SCALE: 1/32"= 1'-0"

LEVEL

LEVEL 8

LEVEL 7

LEVEL 6

LEVEL 5

LEVEL 4

LEVEL 3

LEVEL 2

LEVEL 1

TOTAL

6 LEVEL 3 - INCREASED COMMERCIAL FLEXIBILITY OPTION

9 LEVEL 8

SCALE: 1/32"= 1'-0"

8 LEVEL 5 (6-7 SIM.)

SCALE: 1/32"= 1'-0"

7 LEVEL 4

SCALE: 1/32"= 1'-0"

SCALE: 1/32"= 1'-0"

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

hansonla ARCHITECTURE

724 SOUTH SPRING STREET SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES

EL SEGUNDO, CA 90245 STRUCTURAL ENGINEER

319 MAIN STREET

DESIGN WORKSHOP 724 SOUTH SPRING STREET LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT

IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

OPEN SPACE CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

OPEN SPACE REQUIRED: 100 SF PER LIVE - WORK UNIT (0-1 BD) (< 1,000 SF) 125 SF PER LIVE - WORK UNIT (2-3 BD) (> 1,000 SF)

20,675 SF (173 UNITS x 100 SF) = 17,300 SF (27 UNITS x 125 SF) = 3,375 SF TOTAL = 20,675 SF

OPEN SPACE PROVIDED:

22,725 SF

LEVEL	PRIVATE SPACE	OUTDOOR COMMUNAL SPACE	INDOOR COMMUNAL SPACE	TOTAL
LEVEL 8	500 SF	10,371 SF	3,106 SF	13,977 SF
LEVEL 7	0	0	0	0
LEVEL 6	0	0	0	0
LEVEL 5	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 2	400 SF	3,407 SF	0	3,807 SF
LEVEL 1	0	4,941 SF	0	4,941 SF
TOTAL	900 SF	18,719 SF	3,106 SF	22,725 SF

PRIVATE OPEN SPACE OUTDOOR COMMUNAL SPACE INDOOR COMMUNAL SPACE

SCALE: 1/32"= 1'-0"

OPEN SPACE REQUIRED: 100 SF PER LIVE - WORK UNIT (0-1 BD) (< 1,000 SF) 125 SF PER LIVE - WORK UNIT (2-3 BD) (> 1,000 SF)

22,725 SF (191 UNITS x 100 SF) = 19,100 SF (29 UNITS x 125 SF) = 3,625 SF TOTAL = 22,725 SF

OPEN SPACE PROVIDED:

OPEN SPACE CALCULATIONS

22,725 SF

LEVEL	PRIVATE SPACE	OUTDOOR COMMUNAL SPACE	INDOOR COMMUNAL SPACE	TOTAL
LEVEL 8	500 SF	10,371 SF	3,106 SF	13,977 SF
LEVEL 7	0	0	0	0
LEVEL 6	0	0	0	0
LEVEL 5	0	0	0	0
LEVEL 4	0	0	0	0
LEVEL 3	0	0	0	0
LEVEL 2	400 SF	3,407 SF	0	3,807 SF
LEVEL 1	0	4,941 SF	0	4,941 SF
TOTAL	900 SF	18,719 SF	3,106 SF	22,725 SF

PRIVATE OPEN SPACE OUTDOOR COMMUNAL SPACE INDOOR COMMUNAL SPACE

2 OPEN SPACE CALCULATIONS SCALE: 1/32"= 1'-0"

5 LEVEL 8 SCALE: 1/32"= 1'-0"

4 LEVEL 2

3 LEVEL 1

SCALE: 1/32"= 1'-0"

SCALE: 1/32"= 1'-0"

1 OPEN SPACE CALCULATIONS - INCREASED COMMERCIAL FLEXIBILITY OPTION

No. Date Description

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4 03/01/19 Revised Entitlement Submittal 3 02/02/18 Revised Entitlement Submittal 04/27/17 Revised Entitlement Submittal

1 09/27/16 Entitlement Submittal

A301

OPEN SPACE

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR

LOS ANGELES, CA 90071



724 SOUTH SPRING STREET

SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

319 MAIN STREET EL SEGUNDO, CA 90245

JOHN LABIB + ASSOCIATES

STRUCTURAL ENGINEER

DESIGNWORKSHOP

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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1 09/27/16 Entitlement Submittal

No. Date Description

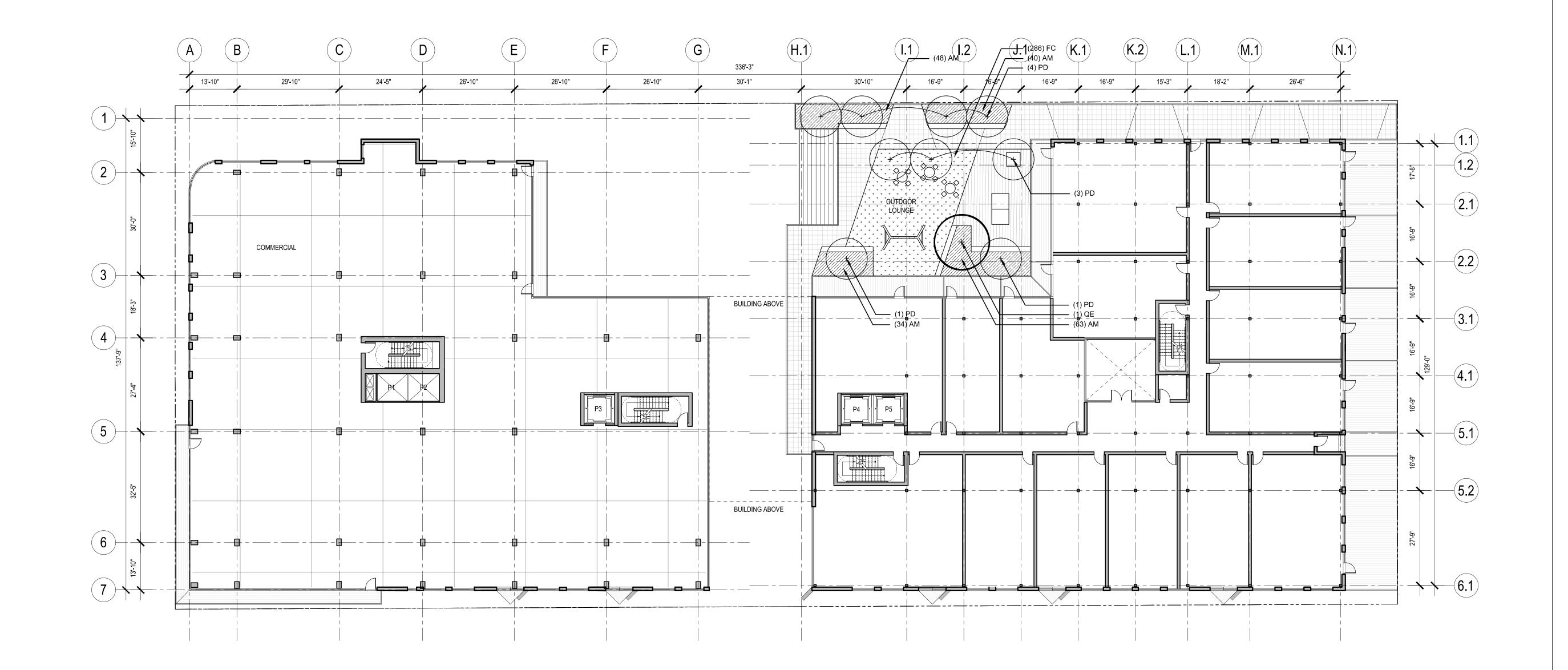
LEVEL 1 LANDSCAPE PLAN

PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
TREES		·	
CL	7	Chilopsis linearis	Desert Willow
СО	14	Cercis occidentalis	Western Redbud
PD	9	Parkinsonia 'Desert Museum' (Cercidium)	Desert Museum Palo Verde
PI	9	Prunus ilicifolia	Catalina Cherry
QE	14	Quercus engelmannii	Mesa Oak
SS-1	4	Sambucus spp. (CA native)	Elderberry
SHRUB			
ВР	29	Berberis pinnata & cvs. (Mahonia pinnata)	California holly grape
GROUND COVER			
AM	591	Achillea millefolium (CA native cultivars)	Yarrow
FC	471	Festuca capilata and scs.	California Fescue
SS-2	407	Senecio serpens	Blue Chalksticks

1 LEVEL 2 PLAN

SCALE: 1/16 " = 1'0"



1100 E 5TH STREET LOS ANGELES, CA 90013

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724 SOUTH SPRING STREET **SUITE 1002**

LOS ANGELES, CA 90014

319 MAIN STREET

STRUCTURAL ENGINEER

ARCHITECT

EL SEGUNDO, CA 90245

JOHN LABIB + ASSOCIATES

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> **DESIGN WORKSHOP** 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

> > LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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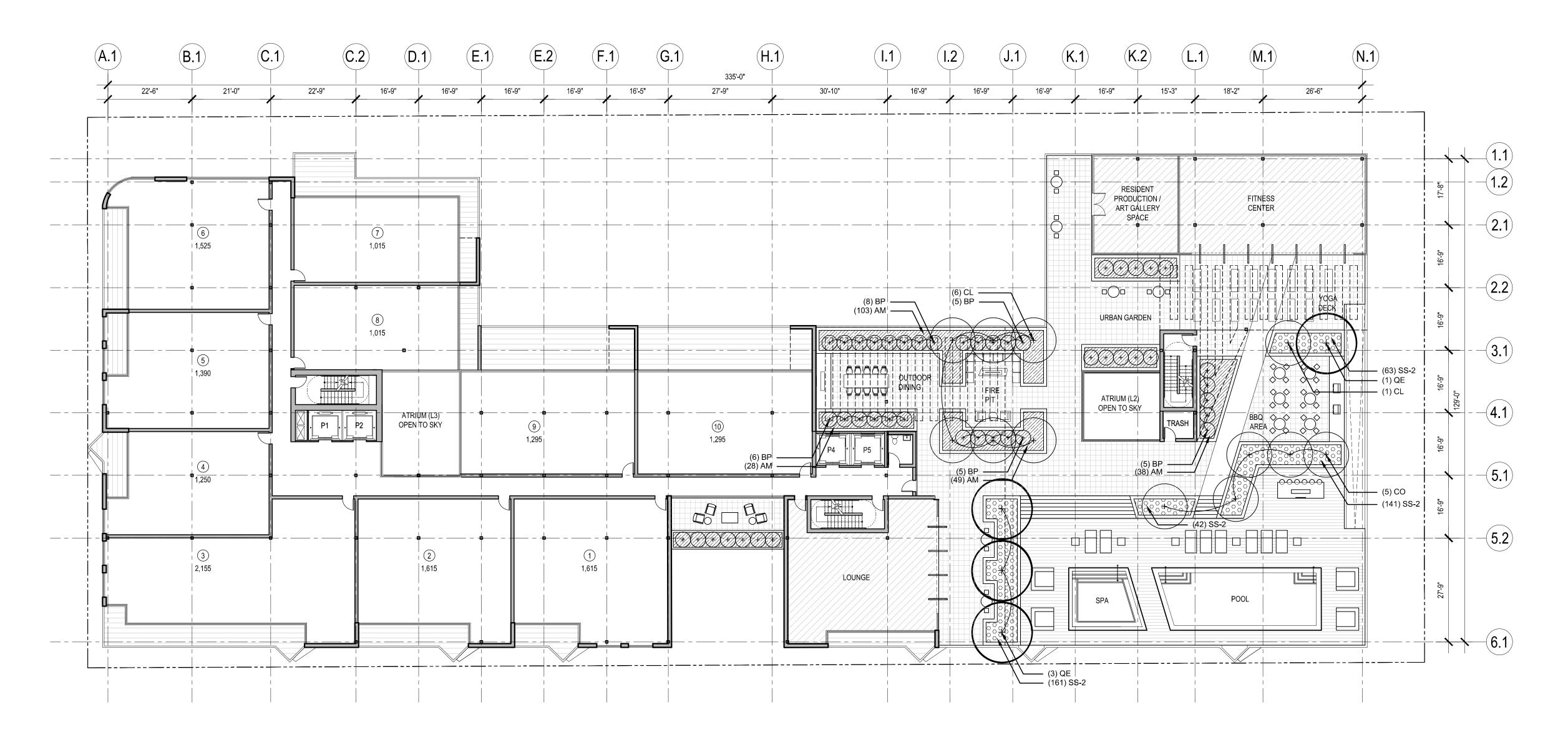
1 09/27/16 Entitlement Submittal

No. Date Description

LEVEL 2 LANDSCAPE PLAN

PLANT LIST

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME
TREES			
CL	7	Chilopsis linearis	Desert Willow
СО	14	Cercis occidentalis	Western Redbud
PD	9	Parkinsonia 'Desert Museum' (Cercidium)	Desert Museum Palo Verde
PI	9	Prunus ilicifolia	Catalina Cherry
QE	14	Quercus engelmannii	Mesa Oak
SS-1	4	Sambucus spp. (CA native)	Elderberry
SHRUB			
ВР	29	Berberis pinnata & cvs. (Mahonia pinnata)	California holly grape
GROUND COVER			
AM	591	Achillea millefolium (CA native cultivars)	Yarrow
FC	471	Festuca capilata and scs.	California Fescue
SS-2	407	Senecio serpens	Blue Chalksticks





1100 E 5TH STREET

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR

LOS ANGELES, CA 90071



724 SOUTH SPRING STREET SUITE 1002

LOS ANGELES, CA 90014

ARCHITECT

EL SEGUNDO, CA 90245

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LANDSCAPE ARCHITECT

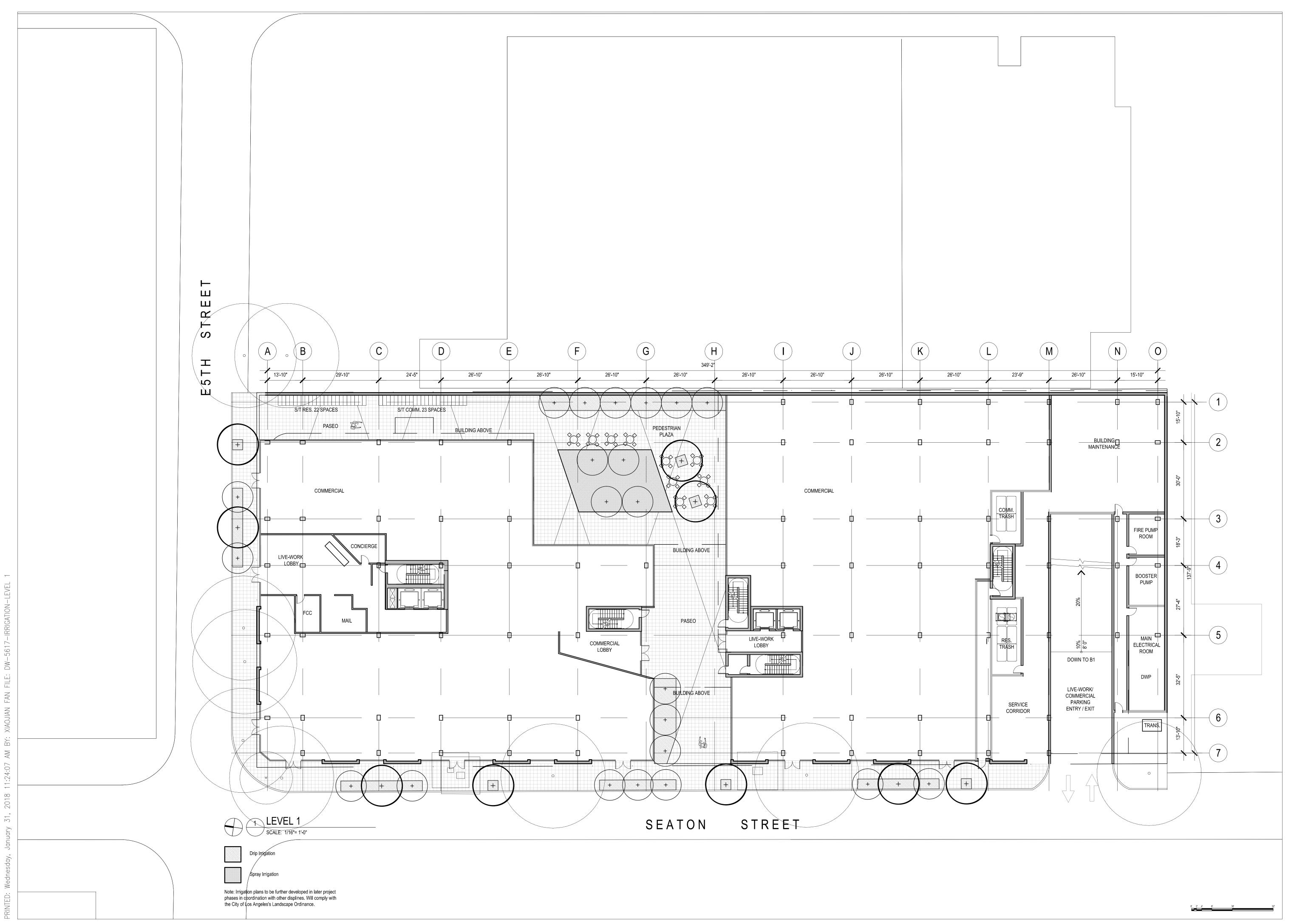


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2 04/27/17 Revised Entitlement Submittal 1 09/27/16 Entitlement Submittal No. Date Description

LEVEL 8 LANDSCAPE PLAN



1100 E 5TH STREET LOS ANGELES, CA 90013

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724 SOUTH SPRING STREET SUITE 1002

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LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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3 02/02/18 Revised Entitlement Submit 2 04/27/17 Revised Entitlement Submit 2

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1 09/27/16 Entitlement Submittal

No. Date Description

LEVEL 1 IRRIGATION PLAN

L20

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724 SOUTH SPRING STREET **SUITE 1002**

ARCHITECT

LOS ANGELES, CA 90014

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

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> > LANDSCAPE ARCHITECT



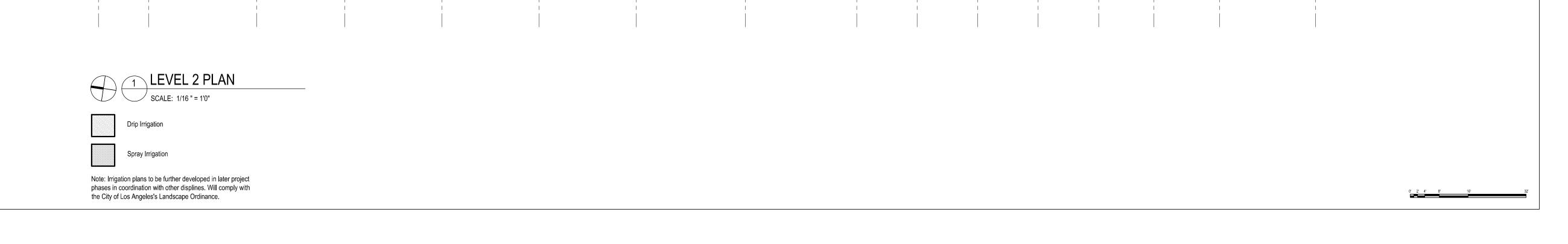
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No. Date Description

LEVEL 2 **IRRIGATION PLAN**



336'-3"

30'-1"

BUILDING ABOVE

BUILDING ABOVE

26'**-**10"

26'**-**10**"**

29'-10"

COMMERCIAL

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724 SOUTH SPRING STREET **SUITE 1002**

ARCHITECT

LOS ANGELES, CA 90014

JOHN LABIB + ASSOCIATES **319 MAIN STREET** EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGNWORKSHOP

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014



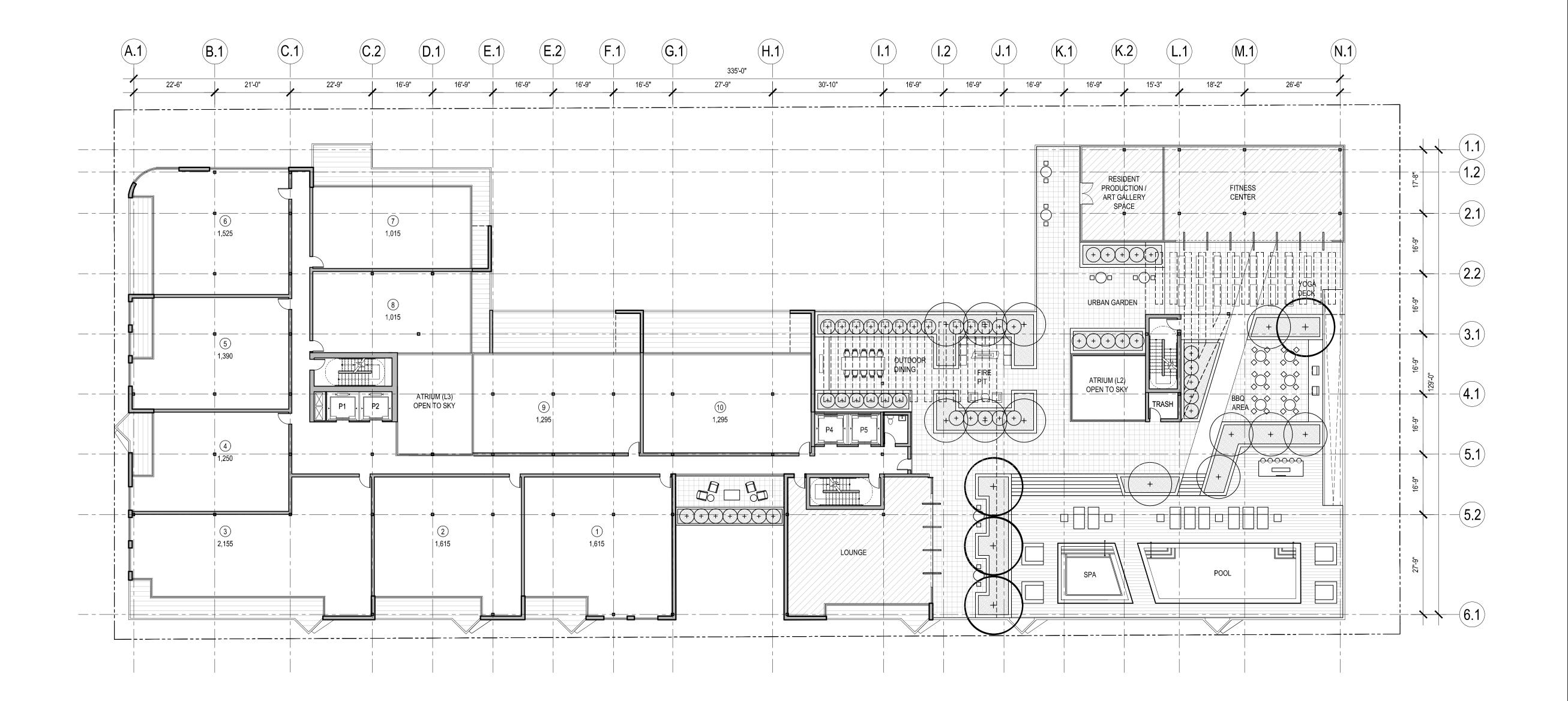
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LEVEL 8 **IRRIGATION PLAN**



1 LEVEL 8 PLAN
SCALE: 1/16 " = 1'0"

Drip Irrigation

Note: Irrigation plans to be further developed in later project phases in coordination with other displines. Will comply with

the City of Los Angeles's Landscape Ordinance.

OPEN SPACE COMPLIANCE

Open Space Compliance	
LEVEL 1	
Common Open Space (sf):	4,941.
25% Common Open Space (sf):	1,235.
Vegetated Area Provided (sf):	1,545.
Vegetated Area Provided %:	31.
Number of Trees:	3
LEVEL 2	
Common Open Space (sf):	3,407.
25% Common Open Space (sf):	851.
Vegetated Area Provided (sf):	1,632.
Vegetated Area Provided %:	47.
Number of Trees:	10
LEVEL 8	
Common Open Space (sf):	10,371.
25% Common Open Space (sf):	2,592.
Vegetated Area Provided (sf):	1,527.
Vegetated Area Provided %:	14.
Number of Trees:	1
TOTAL TREES REQUIRED (220 UNITS/4=55) FOR COMMON OPEN SPACE	5
TOTAL TREES PROVIDED FOR COMMON OPEN SPACE	5
TOTAL COMMON OPEN SPACE	18,719.
TOTAL SF VEGETATED COMMON OPEN SPACE	4,704.
TOTAL % VEGETATED COMMON OPEN SPACE	25.

LANDSCAPE ORDINANCE COMPLIANCE

LANDSCAPE POINT SYSTEM		
	Qty.	Points
Square footage of site	52,531	
Minimum points required		30
Points Provided	Qty.	Points
Understory trees (1 point per tree) - Street trees	9	9
Large tree (2 points per tree) - Street trees	7	14
24" box street trees planted larger than 15 gallon size (1 point per tree)	16	16
Total i	Landscape Points Provided	39
WATER MANAGEMENT POINT SYSTEM		
	Qty.	Points
Square footage of site	52,531	
Minimum points required		400
Points Provided	Qty.	Points
Automatic controller Plants on site those will, once established for 3 years, remain in good health with no more than monthly watering in summer (excluding street trees). Includes all plants with a "Moderate", "Low" or "Very Low" WUCOLS rating. Total Water Ma	1498 Inagement Points Provided	2996 3001
LANDSCAPE AREA - Level 1		
Potential Landscape Area	Provided	Area 10,452.0
Landscape area provided - groundcover		1,545.0
Euridscape area provided groundcover		1,545.0
Tota	al landscape area provided	1,545
ODEN CDACE All Locals		
OPEN SPACE - All Levels Required		Aroa
Open space required		Area 22,725
- in a subsequent and any and		
Provided		Area
Private space		900
		18,719
Outdoor Communal Space		3,106
Outdoor Communal Space Indoor Communal Space (max. 35%)		
Indoor Communal Space (max. 35%)	Total open space provided	22,725
Indoor Communal Space (max. 35%)	Total open space provided	22,725 4,680
Indoor Communal Space (max. 35%)	Total open space provided	4,680
Indoor Communal Space (max. 35%) SF of vegetated common open space required	Total open space provided	
Indoor Communal Space (max. 35%) SF of vegetated common open space required % of vegetated common open space required	Total open space provided mmon open space provided	4,680

PLANT LIST

LEVEL 1

SCALE: 1/64"=1' 0"

LEVEL 8

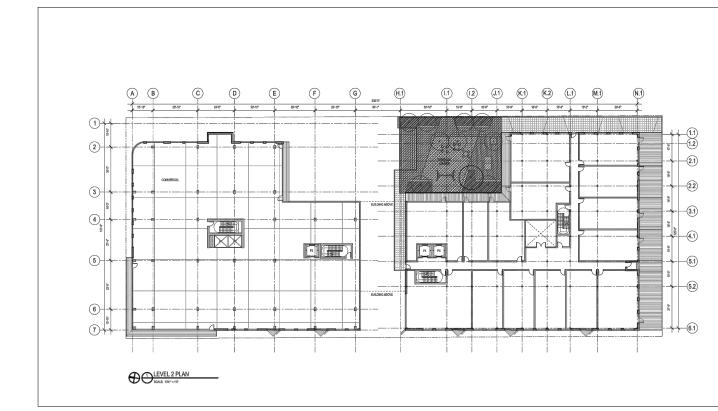
COMMON OPEN SPACE PROVIDED: 4941 SF

1 LEVEL 8 PLAN
SCALE: 1/18*=10"

COMMON OPEN SPACE PROVIDED: 10371 SF

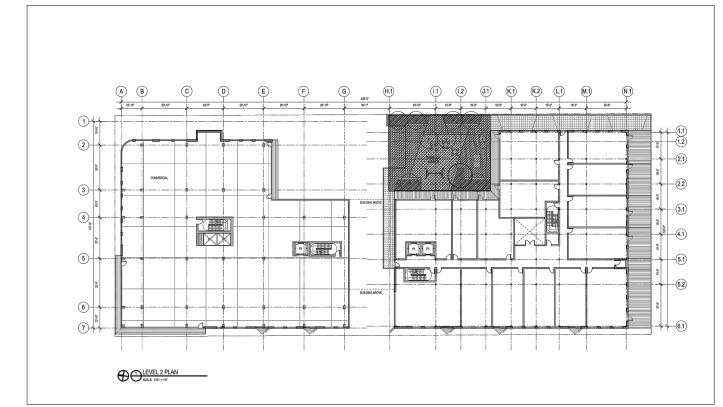
SCALE: 1/64"=1' 0"

ABBR./SYMBOL	QTY.	SPECIES NAME	COMMON NAME	SIZE	MATURE HEIGHT	SPACING	Native	LA's Street Species List	WUCOLS
TREES									
CL	7	Chilopsis linearis	Desert Willow	3" Cal. 12' Height	15-25 ft	As Shown	Х		VL
СО	14	Cercis occidentalis	Western Redbud	3" Cal. 12' Height	15-25 ft	As Shown	Х		L
PD	9	Parkinsonia 'Desert Museum' (Cercidium)	Desert Museum Palo Verde	3" Cal. 12' Height	20-30 ft	As Shown	х		VL
PI	9	Prunus ilicifolia	Catalina Cherry	3" Cal. 12' Height	15-40 ft	As Shown	Х	X	L
QE	14	Quercus engelmannii	Mesa Oak	3" Cal. 12' Height	50 ft	As Shown	Х	X	VL
SS-1	4	Sambucus spp. (CA native)	Elderberry	3" Cal. 12' Height	6-12 ft	As Shown	Х		L
SHRUB									
ВР	29	Berberis pinnata & cvs. (Mahonia pinnata)	California holly grape	1 Gal.	5-10 ft	As Shown	Х		L
GROUND COVER									
AM	591	Achillea millefolium (CA native cultivars)	Yarrow	1 Gal.	1-3 ft	24" O.C., TYP.	Х		L
FC	471	Festuca capilata and scs.	California Fescue	1 Gal.	1-1.5ft	24" O.C., TYP.	Х		L
SS-2	407	Senecio serpens	Blue Chalksticks	4" Flats	1-2 ft	15" O.C., TYP.	Х		L



SCALE: 1/64"=1' 0" COMMON OPEN SPACE PROVIDED: 3407 SF

LEVEL 2





SHRUBS + GROUNDCOVER





ARCHITECTURE

hansonla

724 SOUTH SPRING STREET

1100 E 5TH STREET

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN

350 SOUTH GRAND AVENUE

LOS ANGELES, CA 90071

25TH FLOOR

SUITE 1002 LOS ANGELES, CA 90014

EL SEGUNDO, CA 90245

JOHN LABIB + ASSOCIATES

319 MAIN STREET

STRUCTURAL ENGINEER **DESIGN** WORKSHOP

DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD **IRVIINE, CA 92606**

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3	02/02/18	Revised Entitlement Submittal
2	04/27/17	Revised Entitlement Submittal
1	09/27/16	Entitlement Submittal

No. Date Description

LANDSCAPE ORDINANCE



1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071

OWNER



724 SOUTH SPRING STREET SUITE 1002

SUITE 1002 LOS ANGELES, CA 90014

S ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

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DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD SUITE 130 IRVIINE, CA 92606

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3 02/02/18 Revised Entitlement Submitted
2 04/27/17 Revised Entitlement Submitted
1 09/27/16 Entitlement Submittal

No. Date Description

LEVEL 1 ILLUSTRATIVE PLAN

L30

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071



724 SOUTH SPRING STREET

SUITE 1002 LOS ANGELES, CA 90014

ARCHITECT

EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

JOHN LABIB + ASSOCIATES 319 MAIN STREET

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> DESIGN WORKSHOP 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

> > LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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1 09/27/16 Entitlement Submittal

No. Date Description

LEVEL 2 ILLUSTRATIVE PLAN

L302

1100 E 5TH STREET LOS ANGELES, CA 90013

WW-5TH & SEATON, LLC AND XF-5TH & SEATON, LLC C/O MAYER BROWN 350 SOUTH GRAND AVENUE 25TH FLOOR LOS ANGELES, CA 90071



724 SOUTH SPRING STREET **SUITE 1002**

LOS ANGELES, CA 90014

ARCHITECT

JOHN LABIB + ASSOCIATES 319 MAIN STREET EL SEGUNDO, CA 90245

STRUCTURAL ENGINEER

DESIGNWORKSHOP 724 S. Spring Street, Suite 701 • Los Angeles • CA • 90014 • 213.426.1760

> **DESIGN WORKSHOP** 724 SOUTH SPRING STREET SUITE 701 LOS ANGELES, CA 90014

> > LANDSCAPE ARCHITECT



IDS GROUP 1 PETERS CANYON ROAD **SUITE 130 IRVIINE, CA 92606**

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2 04/27/17 Revised Entitlement Submittal 1 09/27/16 Entitlement Submittal

No. Date Description

LEVEL 8 ILLUSTRATIVE PLAN

L303